



FOR LEASE

55 REALTY DRIVE, CHESHIRE, CT 06410

1,650± SF OFFICE SPACE with WALK-OUT ENTRANCE | FURNITURE INCLUDED

LEASE RATE \$19.50/SF Full Gross Includes Utilities

HIGHLIGHTS

- 32,599± SF Professional Office Building in Campus-like Setting
- 1,650± SF Ground Level Office Space for Lease with Walk-out Entrance
- **Furniture is Included**
- Fully Equipped Cafeteria On-Site
- Keyless Entry, Security & Fire Alarm Systems
- Patio & Outdoor Seating
- Just Off Route 10 for Many Nearby Amenities

CONTACT

Toby Brimberg

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | ☎ (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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LEASE RATE \$19.50/SF Full Gross Includes Utilities
55 Realty Drive, Cheshire, CT 06410
1,650± SF OFFICE SPACE | WALK-OUT ENTRANCE

BUILDING INFORMATION

GROSS BLDG AREA: 32,599± SF

AVAILABLE AREA: 1,650± SF Ground Floor

Office with Walk-out Entrance

OF FLOORS: 2

CONSTRUCTION: Masonry

YEAR BUILT: 1999

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air

SPRINKLERED: Yes, Wet

ELECTRIC/POWER: 800 Amps

ELEVATOR: Yes, 1

SITE INFORMATION

SITE AREA: Multiple Buildings, Campus-like

ZONING: I-2

PARKING: 226± Spaces

SIGNAGE: Monument

VISIBILITY: Just off Route 10

HWY ACCESS: I-691 via I-81 or I-91

TRAFFIC COUNT: 15,000±

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,543,430

MILL RATE: 29.74

TAXES: \$22,950.81 (thru Jan 2026)

EXPENSES

RE TAXES:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
UTILITIES:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
INSURANCE:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
MAINTENANCE:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
JANITORIAL:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord



Furniture is Included



CONTACT

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