



# FOR LEASE

**72 Queen Street, Southington, CT 06489**

**2,204 - 5,064± SF OFFICE SPACE**

**LEASE RATE: \$19/SF FULL SERVICE GROSS**

## HIGHLIGHTS

- 9,518± SF Building
- 2,204 - 5,064± SF Available
- Window Views in All Offices
- Amenities:
  - Kitchen, Lounge Area, Private Conference Rooms
- Elevator
- Renovated in 2018
- 0.96 Acre
- 49 Parking Spaces
- 18,700 ADT

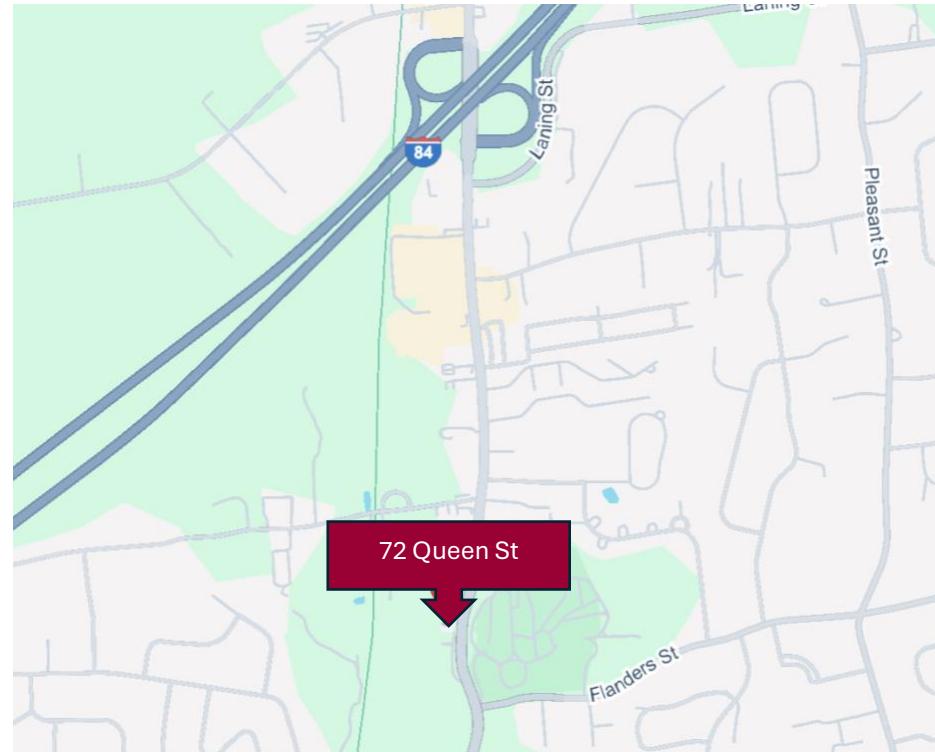
## CONTACT

**Mark Berkowitz**

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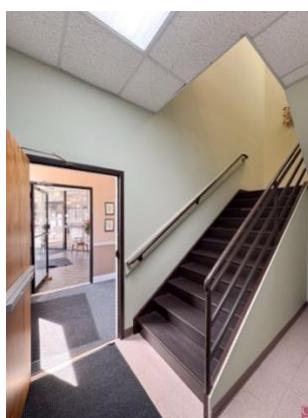
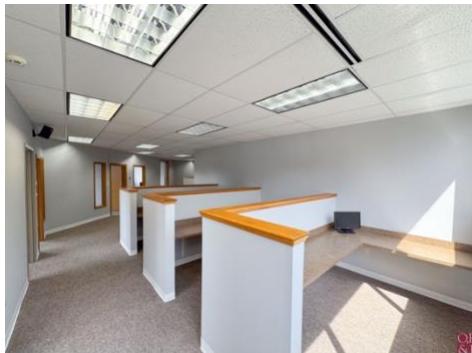


2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | ☎ (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

**BUILDING INFORMATION****GROSS BLD. AREA:** 9,518± SF**AVAILABLE AREA:** 2,204 – 5,064± SF**# OF FLOORS:** 2**CONSTRUCTION:** Brick / Masonry**ROOF TYPE:** Flat, Tar & Gravel**YEAR BUILT:** 1988**RENOVATED:** 2018**MECHANICAL EQUIPMENT****AIR CONDITIONING:** Central Air**HEAT:** Gas, Forced Hot Air**SPRINKLERED:** No**ELEVATORS:** 1**SITE INFORMATION****SITE AREA:** 0.96 Acre**ZONING:** B**PARKING:** 49 Spaces**SIGNAGE:** Pylon / Directory**VISIBILITY/FRONTAGE:** Excellent**HWY ACCESS:** I-84, Exit 32**TRAFFIC COUNT:** 18,700 ADT**UTILITIES****SEWER:** Public**WATER:** Public**GAS:** Yes**EXPENSES****RE TAXES:** Tenant  Landlord**UTILITIES:** Tenant  Landlord**INSURANCE:** Tenant  Landlord**MAINTENANCE:** Tenant  Landlord**JANITORIAL:** Tenant  Landlord**MATTERPORT VIRTUAL WALKTHROUGH****CONTACT****Mark Berkowitz**

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