



# 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

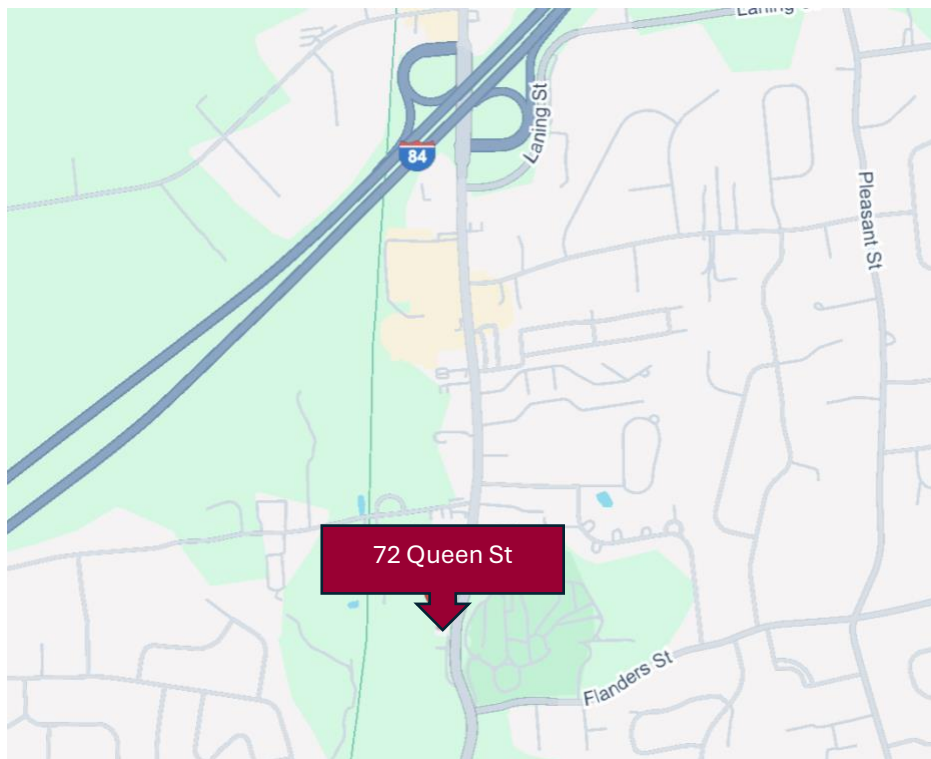
## CONTACT

**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

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**\$19/SF FULL SERVICE GROSS**

**72 Queen St, Southington CT 06489**

**2,204 – 5,064± SF**

## 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

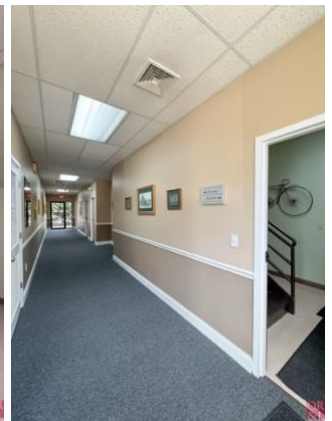
**RE TAXES:** ☐ Tenant ☒ Landlord

**UTILITIES:** ☐ Tenant ☒ Landlord

**INSURANCE:** ☐ Tenant ☒ Landlord

**MAINTENANCE:** ☐ Tenant ☒ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord



**MATTERPORT VIRTUAL WALKTHROUGH**

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