



Ranked in Top 50
Commercial Firms in U.S.



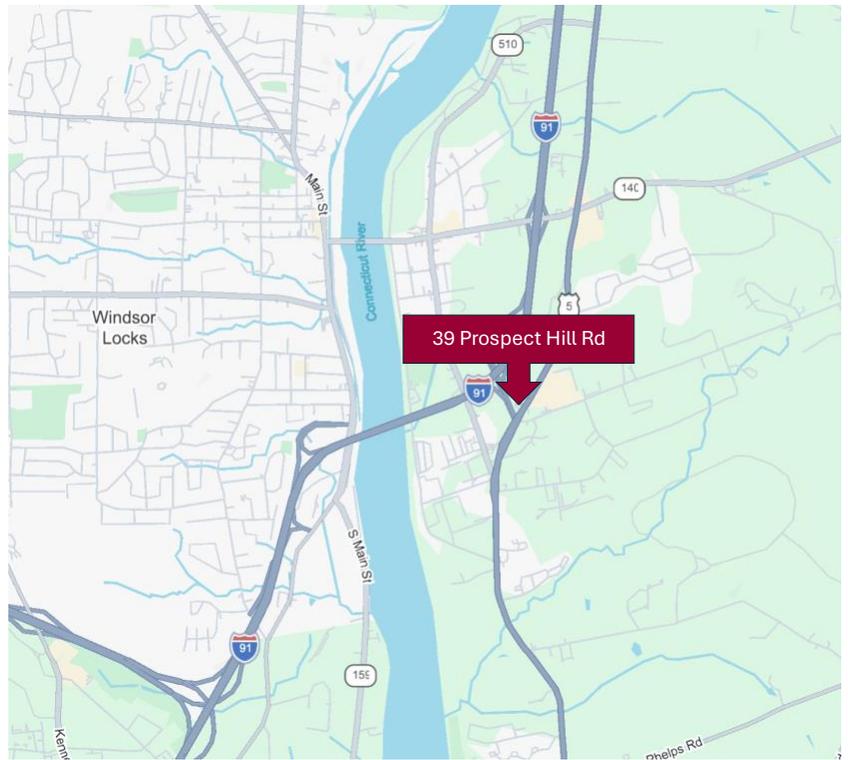
FOR LEASE

39 Prospect Hill Rd, East Windsor, CT 06088
2,000± SF OFFICE SPACE AVAILABLE

LEASE RATE \$20/SF Full Service Gross

HIGHLIGHTS

- 2,000± SF Office Space
- Shared Building with M&T Bank
- Entrance at Traffic Signal
- Pylon Signage
- Very Well Located Professional Office Space
- Directly off I-91, Exit 44



CONTACTS

Thomas Wilks

(860) 761-6018 | (860) 478-7954

twilks@orlcommercial.com



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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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OR & L COMMERCIAL FOR LEASE

LEASE RATE \$20/SF FSG
39 Prospect Hill Rd, East Windsor, CT
2,000± SF Office Space

BUILDING INFORMATION

GROSS BLD. AREA: 6,558± SF
AVAILABLE AREA: 2,000± SF
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingle
YEAR BUILT: 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central
HEAT: Forced Hot Air
SPRINKLERED: No

SITE INFORMATION

SITE AREA: 0.63± Acres
ZONING: HIFZ
PARKING: 3.8/1000
SIGNAGE: Monument, Pylon
VISIBILITY: Excellent on Rt. 5
HWY ACCESS: I-91, Exit 44

UTILITIES

SEWER/WATER: TBD
GAS: TBD

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

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