



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

175 New Britain Avenue, Plainville, CT 06062
3,400± SF (2 FLOORS) OFFICE/RETAIL SPACE DIRECTLY OFF RT. 72
LEASE RATE \$14.00/SF plus Utilities

HIGHLIGHTS

- Directly off CT-72, Exit 33
- High Visibility
- Traffic Count: 22,625± ADT
- Surrounded by National Retail Stores
- Other Tenants: New World Mortgage
- Easy Access to Highways
- Many Area Amenities

CONTACTS

Thomas Wilks
(860) 761-6018 | (860) 478-7954
twilks@orlcommercial.com

Jay L. Morris | (860) 721-0033
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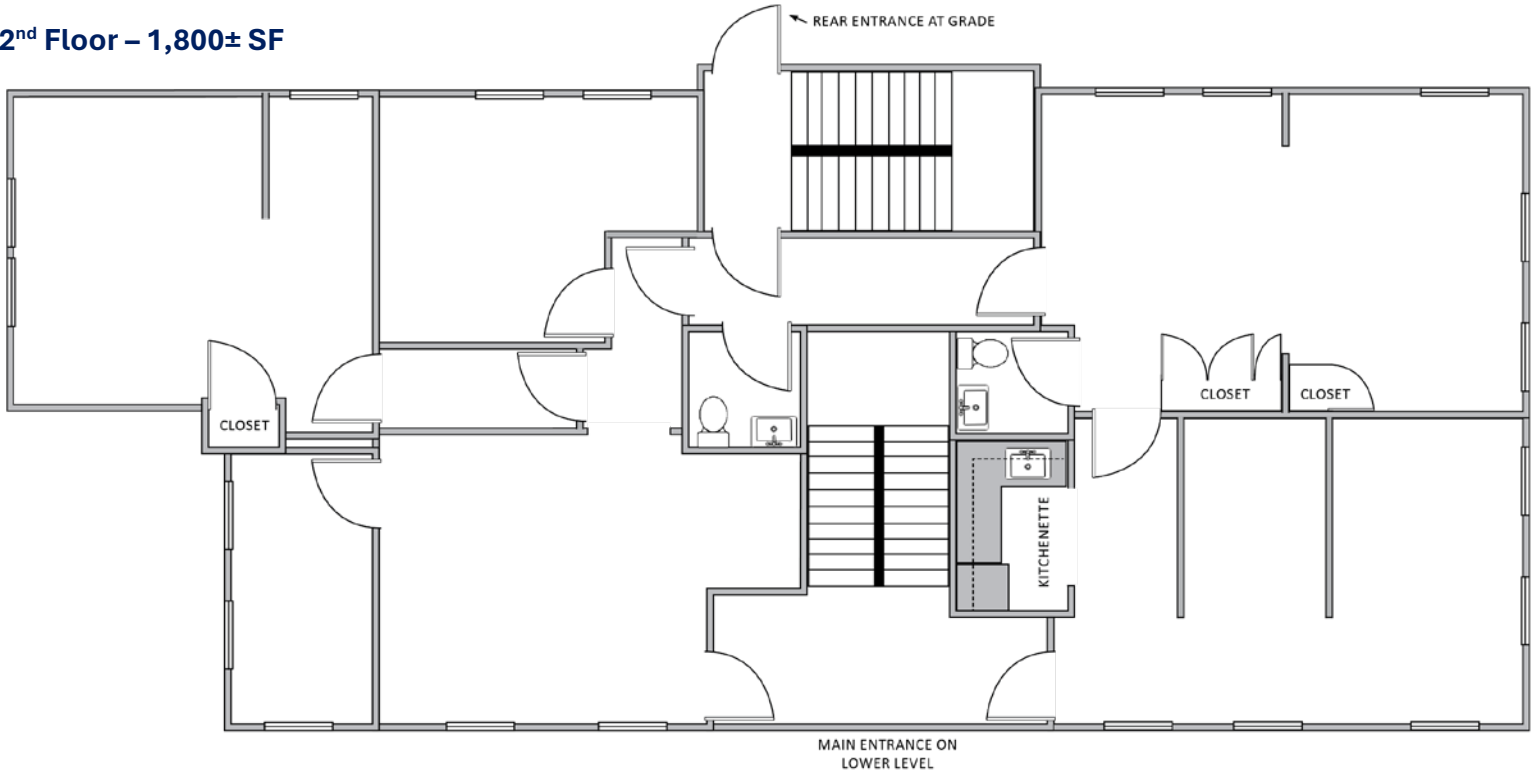


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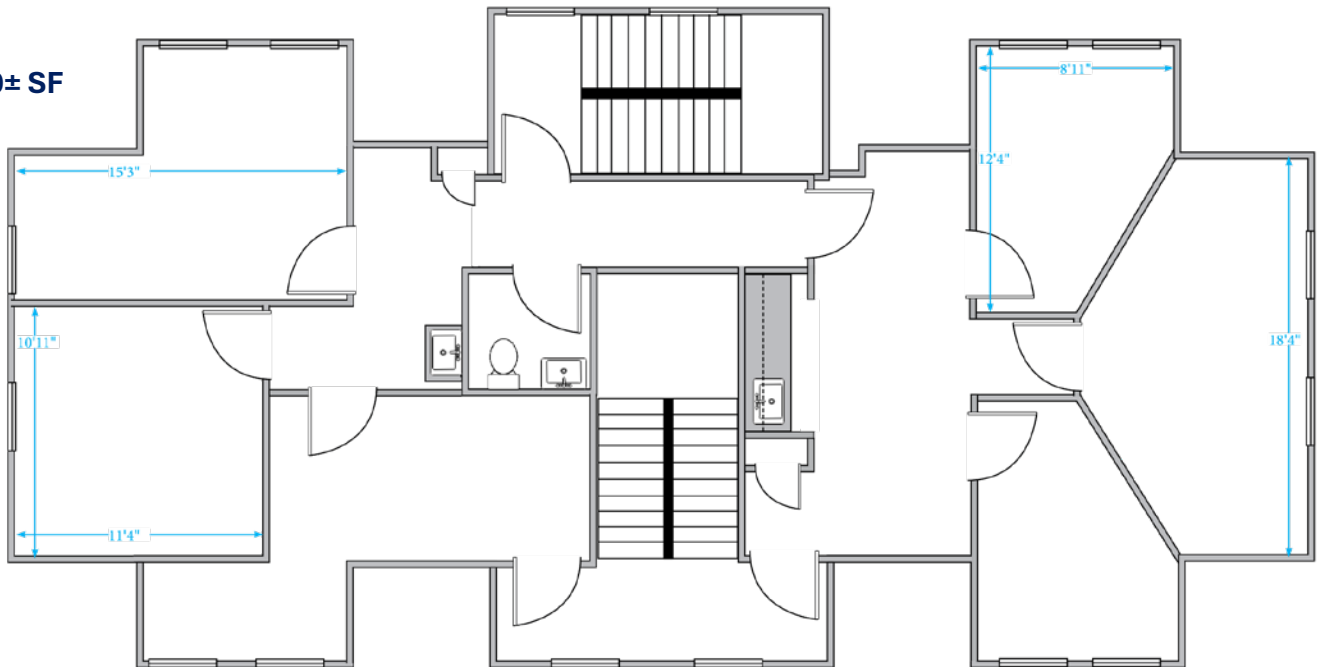


2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

2nd Floor – 1,800± SF



3rd Floor – 1,600± SF



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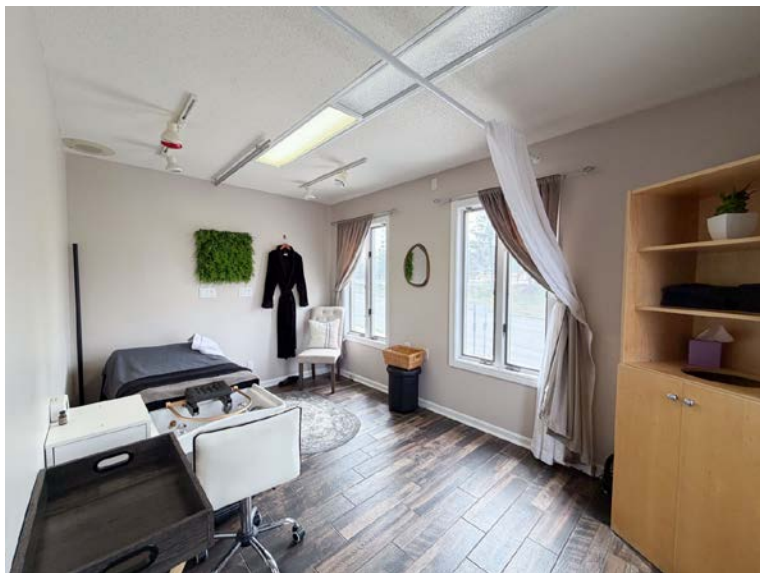
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LEASE RATE \$14.00/SF plus utilities

175 New Britain Ave, Plainville, CT 06062

3,400± SF across 2 floors

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3,400± SF across 2 floors

BUILDING INFORMATION

GROSS BLD. AREA: 4,845± SF
AVAILABLE AREA: 3,400± SF across 2 floors
 2nd Floor – 1,800± SF
 3rd Floor – 1,600± SF
WILL SUBDIVIDE TO: TBD
OF FLOORS: 3
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingle
YEAR BUILT: 1987

MECHANICAL EQUIPMENT

AIR CONDITIONING: Yes 100%
HEAT: Gas, Forced Air
SPRINKLERED: No
ELECTRIC/POWER: 100amp
ELEVATORS: No

SITE INFORMATION

SITE AREA: 0.44± Acres
ZONING: GC
PARKING: 3/1000
SIGNAGE: Monument, On Building
VISIBILITY: Excellent on New Britain Ave
HWY ACCESS: Directly off Rt. 72, Exit 33
TRAFFIC COUNT: 22,625± ADT

UTILITIES

SEWER/WATER: City
GAS: Yes

TAXES

ASSESSMENT: \$432,880
MILL RATE: 34.36
TAXES: \$14,873.76 (\$3.07/SF)

EXPENSES

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

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