



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

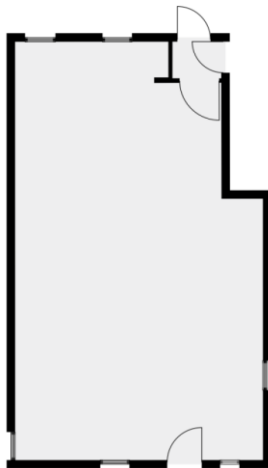
MEIGSWOOD, 6 – Unit 2D SAMSON ROCK DRIVE, MADISON, CT 06443

820± SF PROFESSIONAL OFFICE CONDO

LEASE RATE \$21/SF GROSS +UTILITIES

HIGHLIGHTS

- Professional Office Condo
- High Street Visibility
- 820± SF For Lease
- Proximity to Downtown Madison
- 11,000± ADT on Route 1
- Ground Floor Space / Ample parking
- Walking Distance to Many Amenities
- LANDLORD TO RENOVATE PER TENANT'S NEEDS.



CONTACT

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

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



FOR LEASE

LEASE RATE \$21/SF GROSS +UTILITIES

Meigswood, 6 – Unit 2D Samson Rock Dr, Madison, CT

820± SF PROFESSIONAL OFFICE CONDO

BUILDING INFORMATION

GROSS BLDG AREA: 1,925± SF

AVAILABLE AREA: 820± SF

CONSTRUCTION: Class B

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 1978

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Natural Gas

ELECTRIC/POWER: Single Meter

SITE INFORMATION

SITE AREA: Land in Common

ZONING: R-2

PARKING: 64± Spaces

SIGNAGE: Door

VISIBILITY: Close to Downtown Madison

HWY ACCESS: I-95

TRAFFIC COUNT: 11,000 ± ADT

UTILITIES

SEWER: Septic

WATER: Public Connected

GAS: Yes

EXPENSES

RE TAXES:

☐ Tenant ☒ Landlord

UTILITIES:

☒ Tenant ☐ Landlord

INSURANCE:

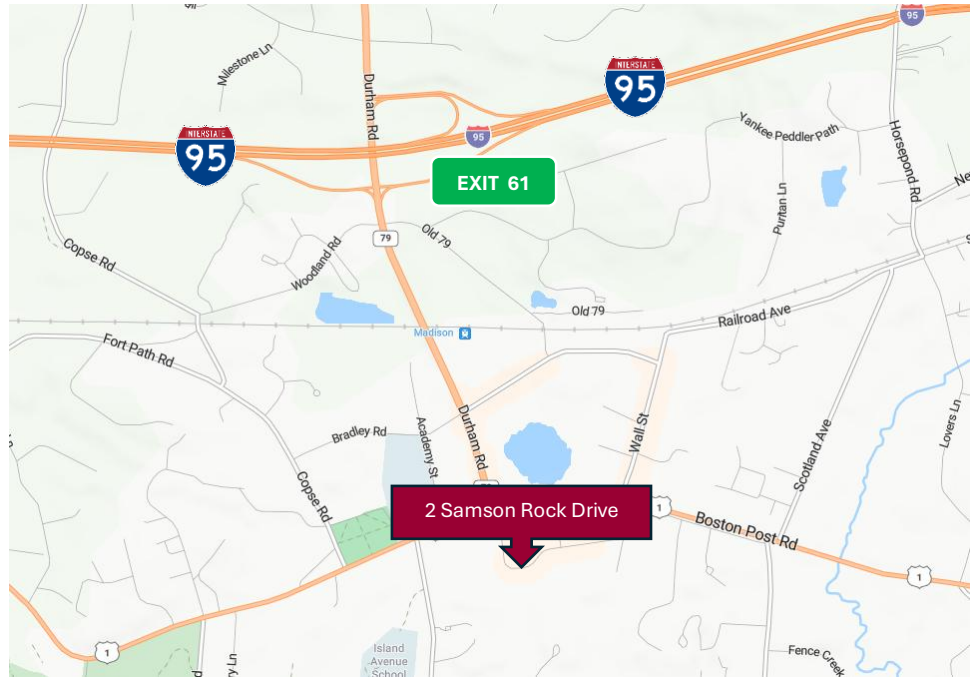
☐ Tenant ☒ Landlord

MAINTENANCE:

☐ Tenant ☒ Landlord

JANITORIAL:

☒ Tenant ☐ Landlord



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