



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

51 OZICK DR, DURHAM, CT 06422
3,500± SF OFFICE SPACE

LEASE RATE: \$12/SF GROSS + UTILITIES

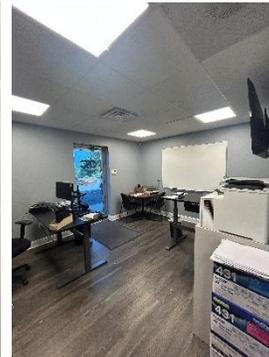
HIGHLIGHTS

- 3,500± SF Office Space for Lease
- Located on 5.69± Acres
- Electric: 225amps
- Minutes from 1-91

Will Braun,  
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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: \$12/SF GROSS + UTILITIES

3,500± SF OFFICE SPACE

51 Ozick Dr, Durham, CT 06422

BUILDING INFORMATION

GROSS BLDG AREA: 9,000± SF
AVAILABLE AREA: 3,500± SF Office Space
OF FLOORS: 1
CONSTRUCTION: Metal
ROOF TYPE: Metal
YEAR BUILT: 2008

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central Air
ELECTRIC: 225 AMPs

SITE INFORMATION

SITE AREA: 5.69 ± Acres
ZONING: DD
PARKING: Parking Lot, 18± Spaces
SIGNAGE: Building
FRONTAGE: Route 68
HWY ACCESS: I-91

UTILITIES

SEWER/WATER: Well Water / Septic
GAS: Propane

TAXES

ASSESSMENT: \$379,190
MILL RATE: 37.39
TAXES: \$14,177.92 (through Jan 2026)

EXPENSES

RE TAXES:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
MAINTENANCE:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



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