

THE
WASHINGTON
AGENCY
COMMERCIAL
DIVISION

515

BURLINGTON ROAD
HARWINTON, CT

FOR LEASE
BUILT TO SUIT
SPACE

MULTIPLE USES
UP TO 8,000 SF AND
PHASE 2 EXPANSION
CAPABILITY

MATTHEW GERMANO
COMMERCIAL ADVISOR
MATTG@THEWASHINGTONAGENCY.COM
REB.0793601

The Washington Agency
REAL ESTATE

EXCLUSIVE OFFERING MEMORANDUM

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01

EXECUTIVE SUMMARY





515 BURLINGTON ROAD | HARWINTON, CT

EXECUTIVE SUMMARY

The Washington Agency Commercial Division has been exclusively retained to lease the built to suit opportunity at 515 Burlington Road, Harwinton, CT. A rarely available opportunity in a community like Harwinton, the lot configuration can accommodate up to 8,000 Square Feet of multi-use space. The property also can accommodate a Phase 2 expansion for additional warehouse space. The property benefits from exceptional zoning flexibility as LI-A (Light Industrial - A), which also encompasses all zoning uses in the RS-A (Retail Services - A) zoning. With great visibility to Route 4, the space at 515 Burlington Road allows for prime exposure with over 14,000 cars per day passing by.

Multiple options of conceptual renderings have been created to bring vision to how this property can be used.

02

PROJECT OVERVIEW



PROPERTY OVERVIEW

PROPERTY ADDRESS	515 Burlington Road, Harwinton, CT
SQUARE FEET	Up to 8,000 SF Built to Suit With Phase 2 Expansion Available
NUMBER OF SUITES	TBD
LEASE RATE	Price Upon Request
LEASE TYPE	NNN
ZONING	LI-A
BUILD OUT	Full Built to Suit
ADT	14,400 Cars Per Day



BUILT TO SUIT OPPORTUNITY

Available for built to suit lease, this dynamic commercial property is located along a prime corridor for businesses seeking accessibility. The property can support numerous types of businesses through as-of right zoning.

03

CONCEPTUAL
RENDERINGS

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CONCEPTUAL RENDERING OF AN 8,000 SF UPGRADED MANUFACTURING BUILDING



CONCEPTUAL RENDERING OF AN 8,000 SF MANUFACTURING AND RETAIL BUILDING



CONCEPTUAL RENDERING OF A BANK BRANCH BUILDING



CONCEPTUAL RENDERING OF A MEDICAL OFFICE BUILDING

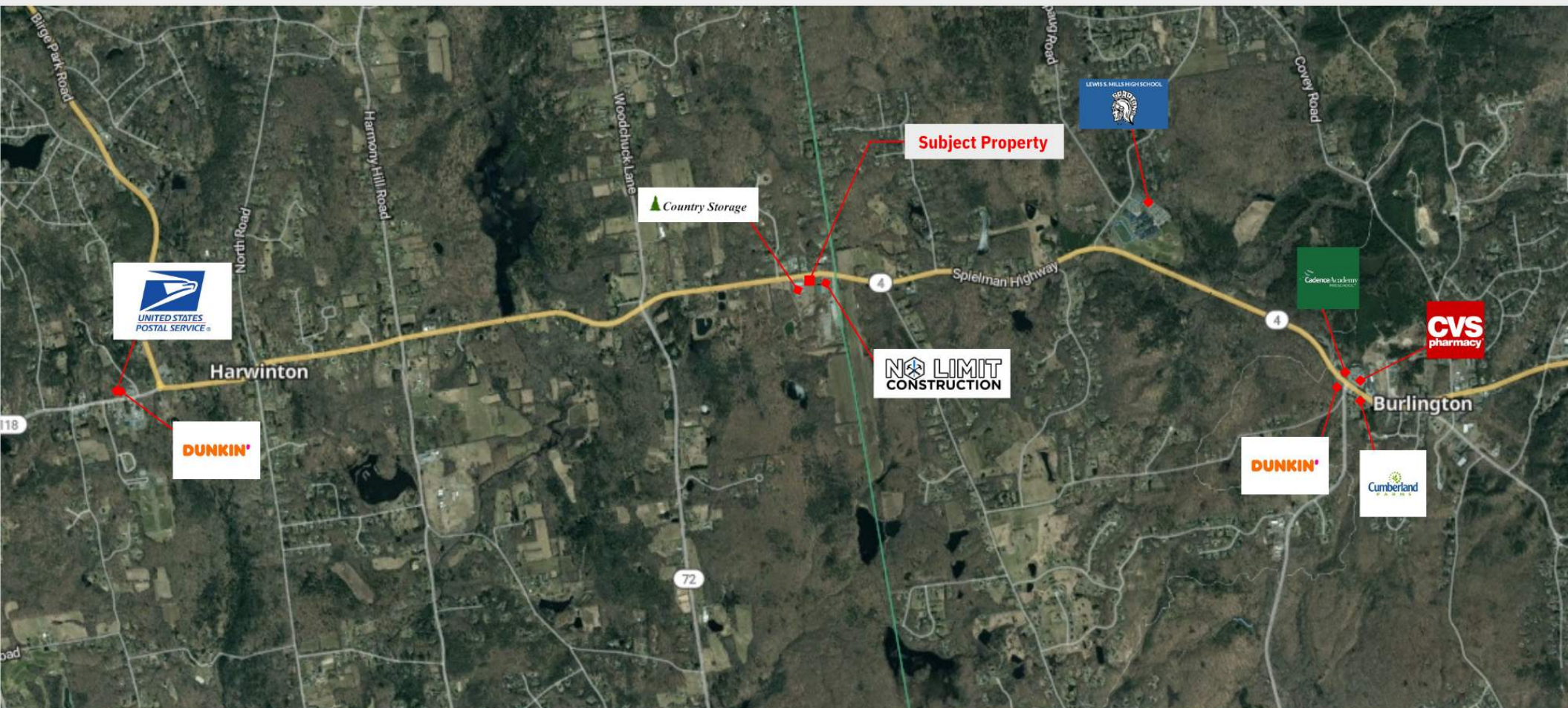
04

LOCATION OVERVIEW



515 BURLINGTON ROAD

RETAIL PROXIMITY OVERVIEW



ZONING SUMMARY

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Permitted & Special Permit Development Opportunities

RETAIL & SERVICES	OFFICE & PROFESSIONAL	INDUSTRIAL & FLEX
Retail Stores - Custom Shops - Restaurants* - Banks / Financial - Salons / Personal Services - Commercial Daycare	General Business Office - Professional Offices - Office Buildings - Photography Studio - Job Printing - Veterinary Office	Light Manufacturing - Light Assembly - Fabrication - Woodworking / Millwork - Sheet Metal - Welding / Blacksmith - Small Machine Shop
WAREHOUSE & CONTRACTOR	AUTOMOTIVE & EQUIPMENT	RECREATION & HOSPITALITY
Warehousing - Storage - Wholesale - Building Materials - Contractor Storage - Electrical / Plumbing / HVAC - Landscaping / Excavation - Crane / Arborist Services	Motor Vehicle Sales - Farm Equipment - Equipment Rental - Service & Repair	Hotels / Motels - Theater - Gyms / Fitness - Dance Studio - Indoor Sports - Mini Golf / Driving Range

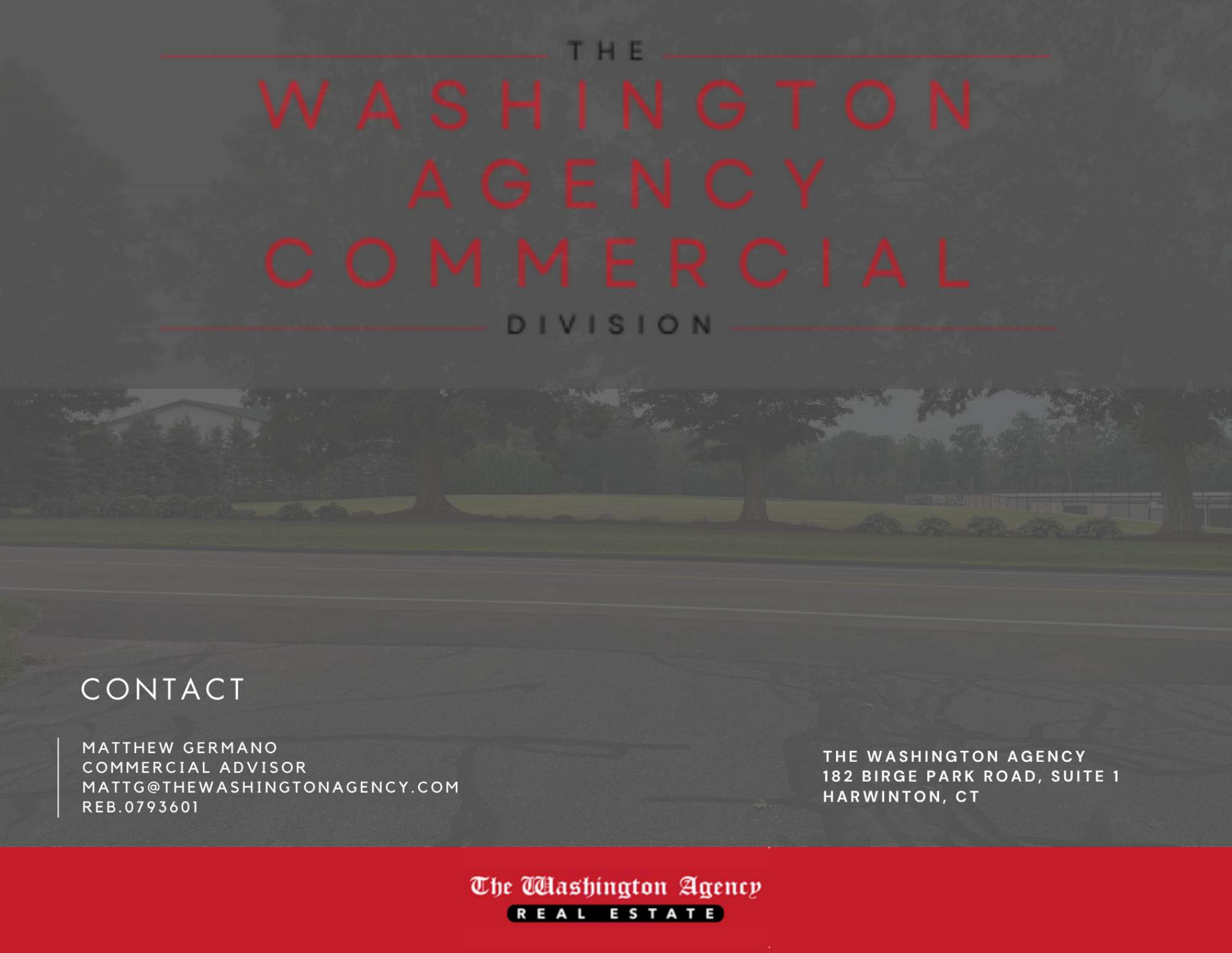
THIS TABLE DOES NOT REPRESENT ALL PRECISE ALLOWABLE USES - ALL USES SHOULD BE VERIFIED WITH AUTHORITY HAVING JURISDICTION - SOME USES REQUIRE A SPECIAL PERMIT APPLICATION

06

OUR TEAM

MATTHEW GERMANO COMMERCIAL ADVISOR

Leading the leasing of this property is Matthew Germano, commercial advisor at The Washington Agency's Commercial Division. With a diverse background of skills within the real estate industry, ranging from brokerage, to development and property management, Matthew leads his clients with insight from many aspects of the field. Having worked extensively within the Litchfield County area, Matthew understands the local economy and the unique opportunities this region offers. Matthew brings a client-focused approach that yields results.

The background of the entire page is a grayscale photograph of a paved road with a yellow center line, receding into the distance. On either side of the road are lush green trees and grass. In the upper portion of the image, the text 'THE WASHINGTON AGENCY COMMERCIAL DIVISION' is overlaid in a red, serif font. The words 'WASHINGTON' and 'COMMERCIAL' are larger and more prominent, while 'THE', 'AGENCY', and 'DIVISION' are smaller. Thin red horizontal lines are positioned above 'THE' and below 'DIVISION'.

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CONTACT

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COMMERCIAL ADVISOR
MATTG@THEWASHINGTONAGENCY.COM
REB.0793601

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182 BIRGE PARK ROAD, SUITE 1
HARWINTON, CT

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