

FOR LEASE | 1,500± SF PRIME MEDICAL/RETAIL*

1 BUCKLAND CENTER | *3,000± SF CAN BE MADE AVAILABLE

1 & 25 Buckland Road, South Windsor, CT 06074

LEASE RATE: \$28/SF NNN

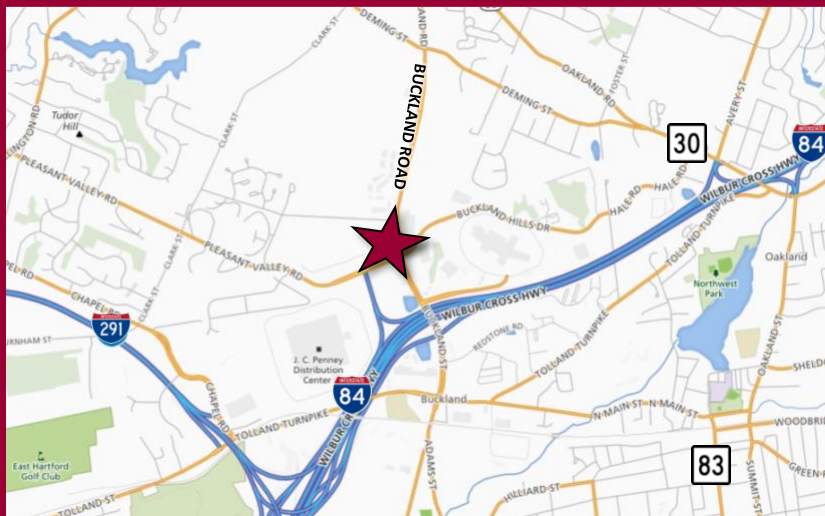


Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON
OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 1,500± SF available in Bldg 1*
- *3,000± SF can be available
- 2 Medical/Retail Buildings
- Ample parking on 2.06± acres
- Monument Signage
- On-building Signage
- New Signalized Entrance
- Traffic Count: 25,200 ADT
- Easy access to I-84, Exit 62
- Many area amenities

For more information contact:

Robert Gaucher | 860.761.6007 | rgaucher@orlcommercial.com or Jay Morris | 860.721.0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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

FOR LEASE | 1,500± SF PRIME MEDICAL/RETAIL*

1 BUCKLAND CENTER | *3,000± SF CAN BE MADE AVAILABLE

1 & 25 Buckland Road, South Windsor, CT 06074

LEASE RATE: \$28/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 17,853± SF
B1: 7,381± SF | B2: 10,472± SF
AVAILABLE SQ. FT 1,500 SF Contiguous
*3,000 SF Can be available
NUMBER OF FLOORS 1
CONSTRUCTION Steel Frame
ROOF TYPE Gable, Asphalt Shingles
YEAR BUILT 2017

SITE

SITE AREA 2.06 acres
ZONING GD
PARKING Ample
SIGNAGE On building / Monument
HWY.ACCESS 1.7 miles to I-84, Exit 62
VISIBILITY Excellent from I-84
FRONTAGE 260' on Buckland Rd
TRAFFIC COUNT 25,200 ADT – Buckland Rd
115,000 ADT – I-84

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED None
ELECTRIC SERVICE 480, 3 phase

UTILITIES

SEWER City
WATER City
GAS Yes

CURRENT TENANTS

Hartford Healthcare GoHealth
Orthopedic Associates,
Roosters, and more.

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
CAM \$3.80/SF
TAX \$4.67/SF
TOTAL NNN FEES \$8.67/SF

AREA RETAIL

Home Depot, Lowes, Olive
Garden, Verizon, LL Bean,
Michael's, Pet Smart, Old Navy,
Chili's, Target, Moe's

COMMENTS New Construction Medical/Retail Buildings in prime, highly visible Location.

DIRECTIONS I-84 to Exit 62. Turn left onto Buckland Street. Stay straight onto Buckland Road

Property Highlights

- 1,500± SF available in Bldg 1*
- *3,000± SF can be available
- 2 Medical / Retail Buildings
- 2.06± acres
- Monument Signage
- On-building Signage
- Ample parking
- Traffic: 25,200 ADT
- 1.7 miles to I-84, Exit 62
- Many area amenities
- Shopping, Banking, Dining



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

Robert Gaucher | 860.761.6007 | bgaucher@orlcommercial.com or Jay Morris | 860.721.0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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



FOR LEASE | 1,500± SF PRIME MEDICAL/RETAIL*

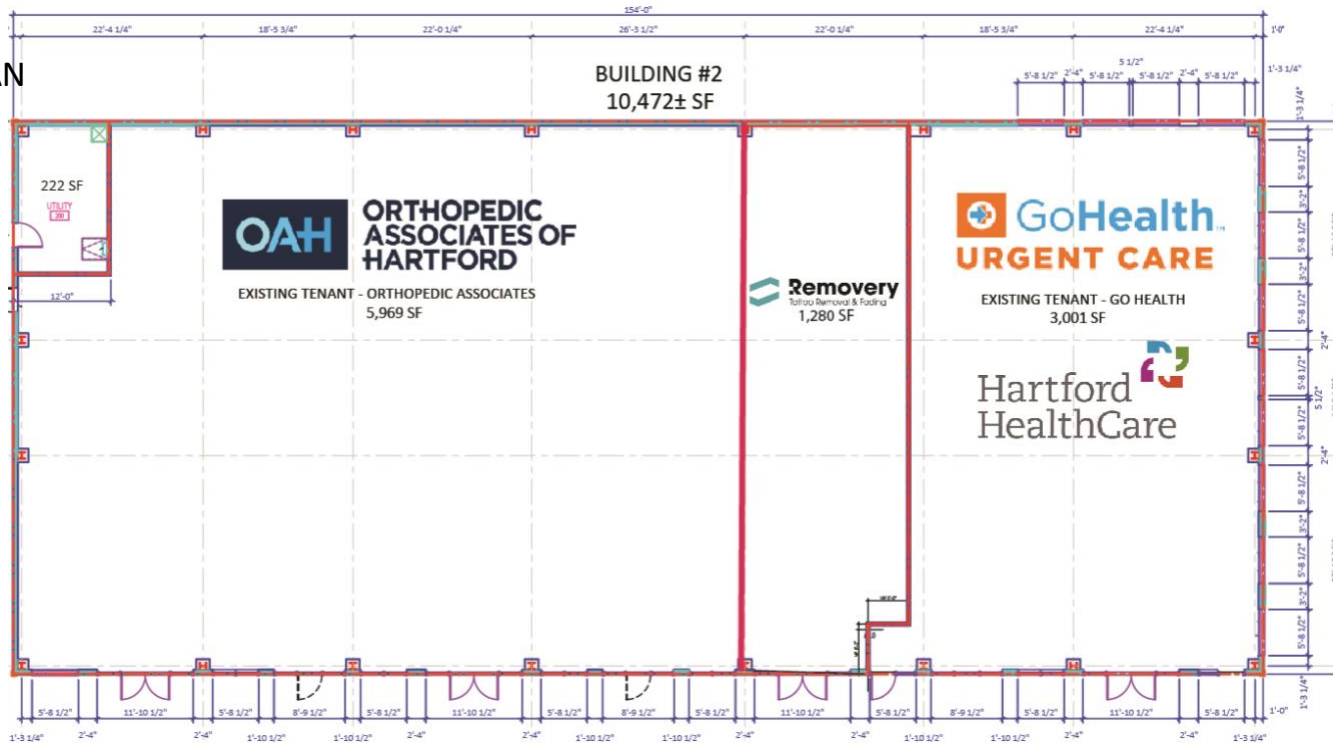
1 BUCKLAND CENTER | *3,000± SF CAN BE MADE AVAILABLE

1 & 25 Buckland Road, South Windsor, CT 06074

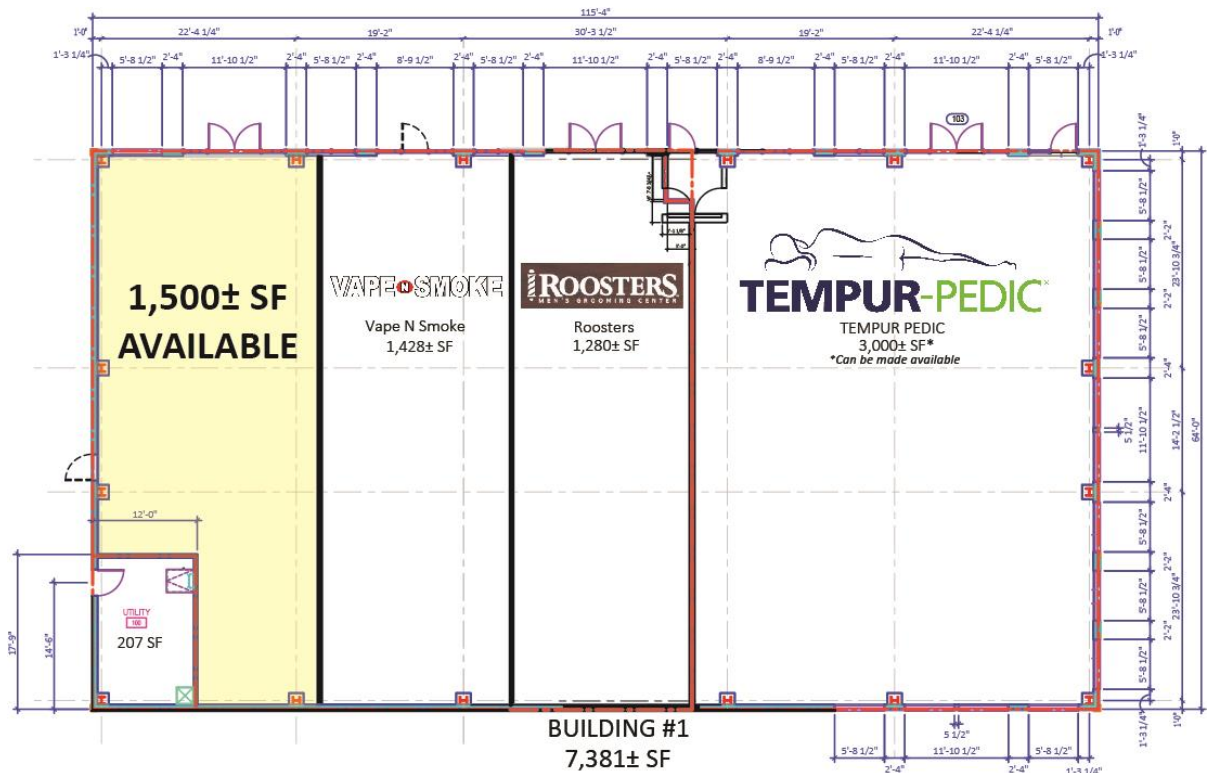
LEASE RATE: \$28/SF NNN

Ranked in Top 50
Commercial Firms in U.S.

**BLDG# 2
FLOOR PLAN**



**BLDG# 1
FLOOR PLAN
1,500± SF
AVAILABLE**



For more information contact:

Robert Gaucher | 860.761.6007 | bgaucher@orlcommercial.com or Jay Morris | 860.721.0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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

FOR LEASE | 1,500± SF PRIME MEDICAL/RETAIL*

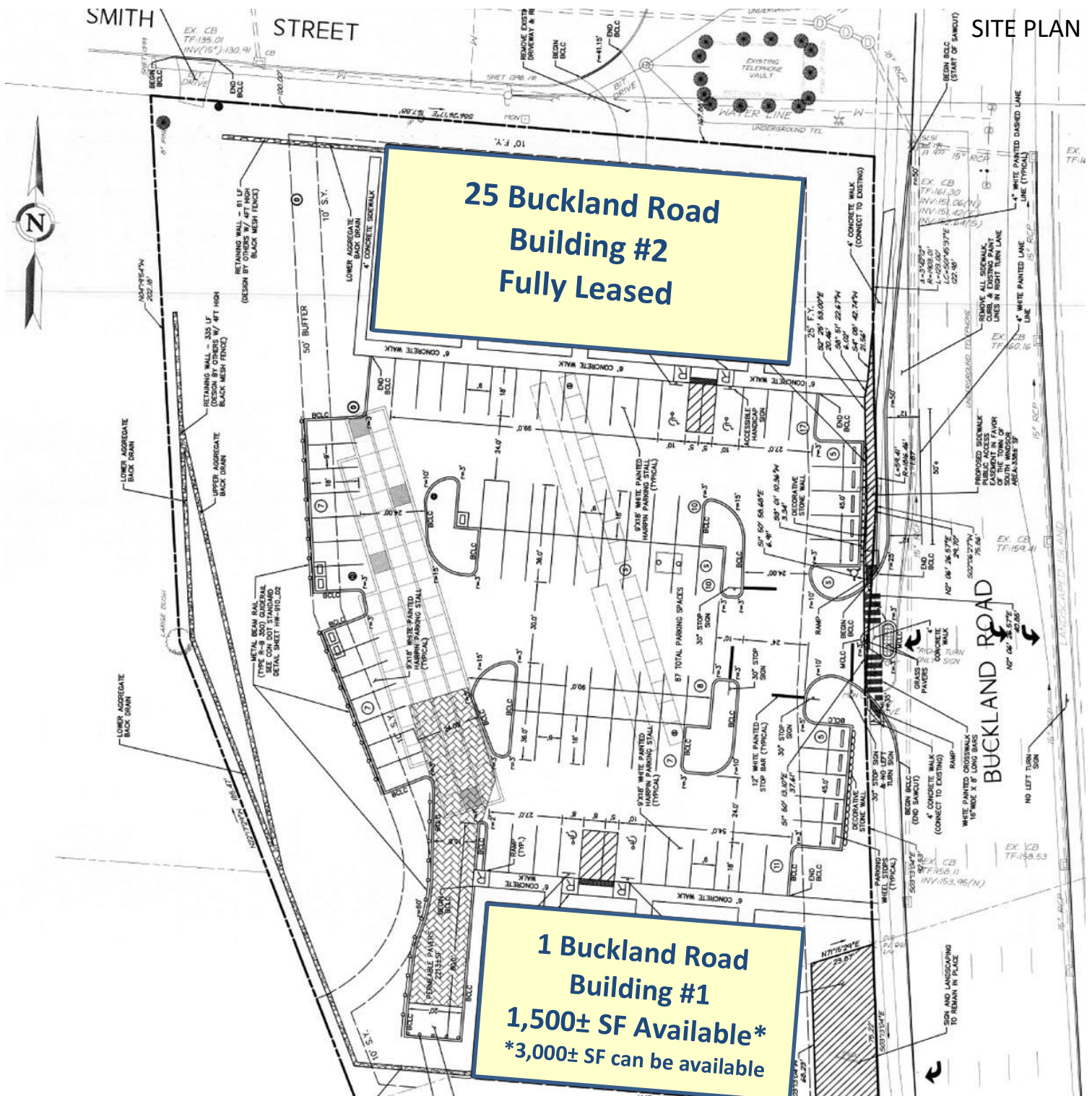
1 BUCKLAND CENTER | *3,000± SF CAN BE MADE AVAILABLE

1 & 25 Buckland Road, South Windsor, CT 06074

LEASE RATE: \$28/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



For more information contact:

Robert Gaucher | 860.761.6007 | bgaucher@orlcommercial.com or Jay Morris | 860.721.0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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