



FOR SALE & LEASE

Chippins Hill Office Park, 625-641 Clark Avenue, Bristol CT 06010

Two 6,092± SF Medical/Office Buildings Available

SALE PRICE: \$1,500,000 | LEASE RATE: \$18/SF NNN (NNN COSTS = \$6.75/SF)

HIGHLIGHTS

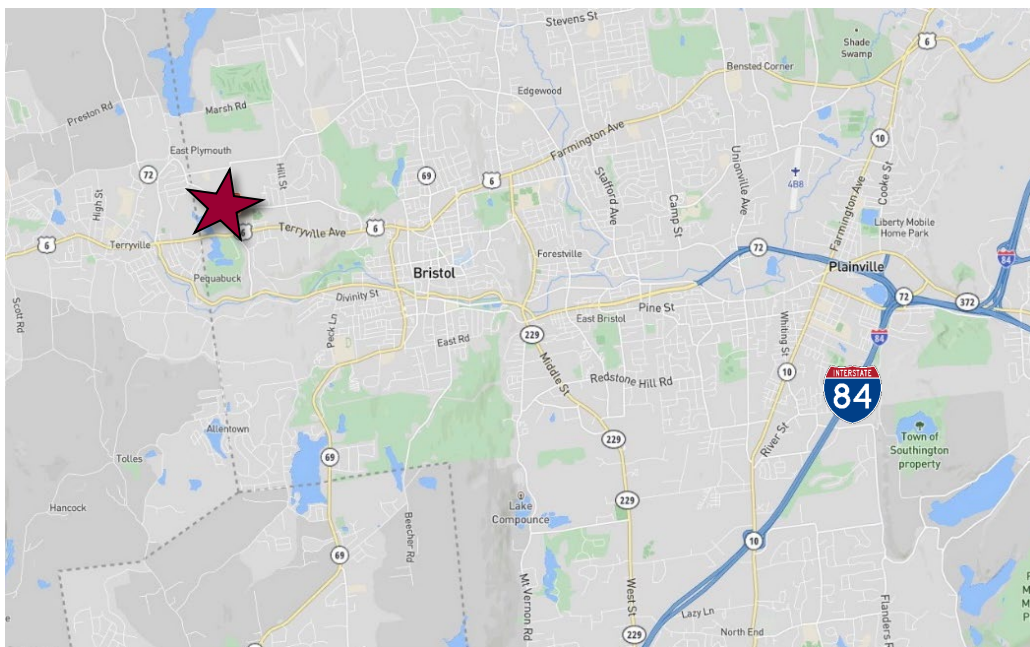
- 12,184± SF Total
- Two Full Bldgs Available
- Will subdivide to 1,902± SF
- 26 Parking spaces
- 1 floor
- 3.30 acres
- IP-3 zone
- Room for Additional Bldg
- Many Area Amenities

CONTACT

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WWW.ORLCOMMERCIAL.COM



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

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625-641 Clark Avenue, Bristol, CT 06010

Up to 12,184± SF Medical/Office

BUILDING INFORMATION

2 BUILDING OFFICE PARK: 12,184± SF
GROSS BLD. AREA: 6,092± SF & 6,092± SF
AVAILABLE AREA: 12,184± SF
WILL SUBDIVIDE: 1,902± SF
OF FLOORS: 1
CONSTRUCTION: Brick, Masonry
ROOF TYPE: Hip, Asphalt Shingle
YEAR BUILT: 2003

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Air-Duct
SPRINKLERED: Yes
ELECTRIC/POWER: 200 amps

SITE INFORMATION

SITE AREA: 3.30± Acres
ZONING: IP-3
PARKING: 26± Parking Spaces, 5.68/1000
SIGNAGE: Hanging Sign
VISIBILITY: Excellent Visibility on Clark Ave
HWY ACCESS: CT-72, Route 6, Route 8

UTILITIES

SEWER/WATER: Public
GAS: Yes, Propane

TAXES

ASSESSMENT: \$1,169,280
MILL RATE: 35.30
TAXES: \$41,275.58 (\$3.40/SF)

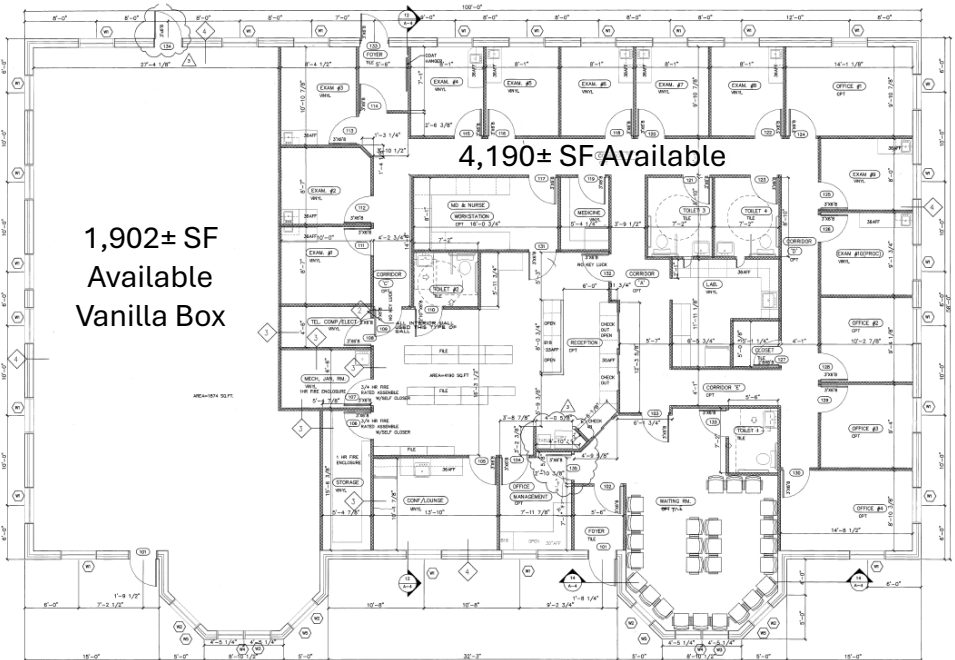
EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord
UTILITIES: ☒ Tenant ☐ Landlord
INSURANCE: ☒ Tenant ☐ Landlord
MAINTENANCE: ☒ Tenant ☐ Landlord
JANITORIAL: ☒ Tenant ☐ Landlord
NNN COSTS: \$7.00±/SF

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Building 1 – 625 Clark Avenue – 6,092± SF Total



Building 2 – 641 Clark Avenue – 6,092± SF Total

Same size and shape as Building 1. Built out 100% as an Orthopedics office.



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