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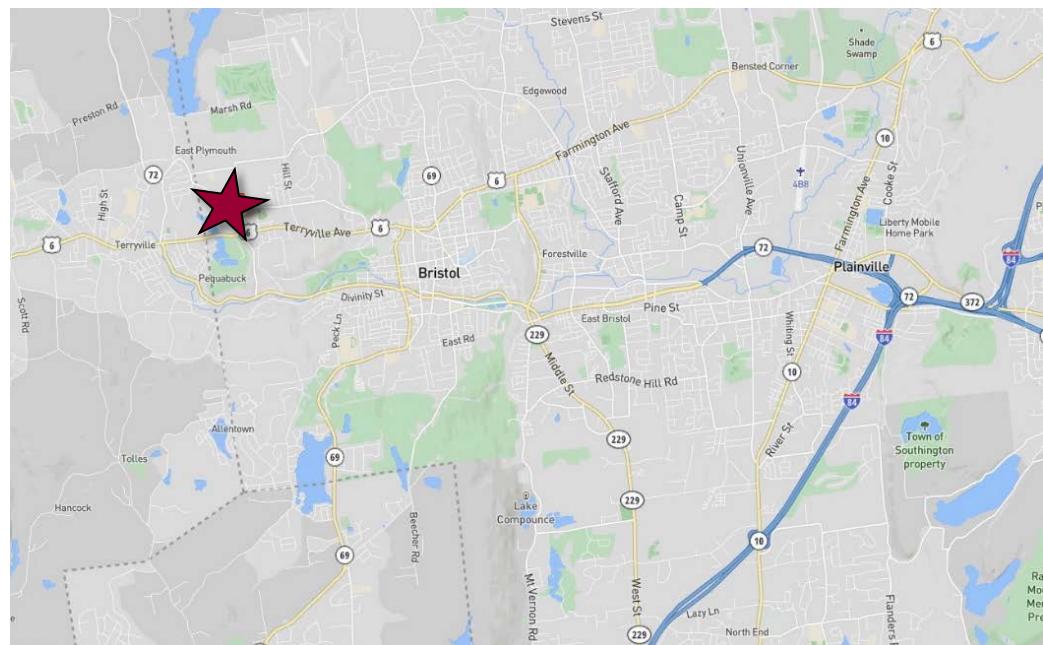
Chippins Hill Office Park, 625 Clark Avenue, Bristol CT 06010

6,064± SF Full Medical/Office Building Available

LEASE RATE: \$18/SF NNN (NNN COSTS = \$6.75/SF)

HIGHLIGHTS

- Up to Full Bldg Available
- Will subdivide to 1,874± SF
- 26 Parking spaces
- 1 floor
- 3.30 acres
- IP-3 zone
- Many Area Amenities



CONTACT

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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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BUILDING INFORMATION

2 BUILDING OFFICE PARK: 12,128± SF

GROSS BLD. AREA: 6,064± SF

AVAILABLE AREA: 6,064± SF

WILL SUBDIVIDE: 1,874± 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-Duc

SPRINKLERED: No

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

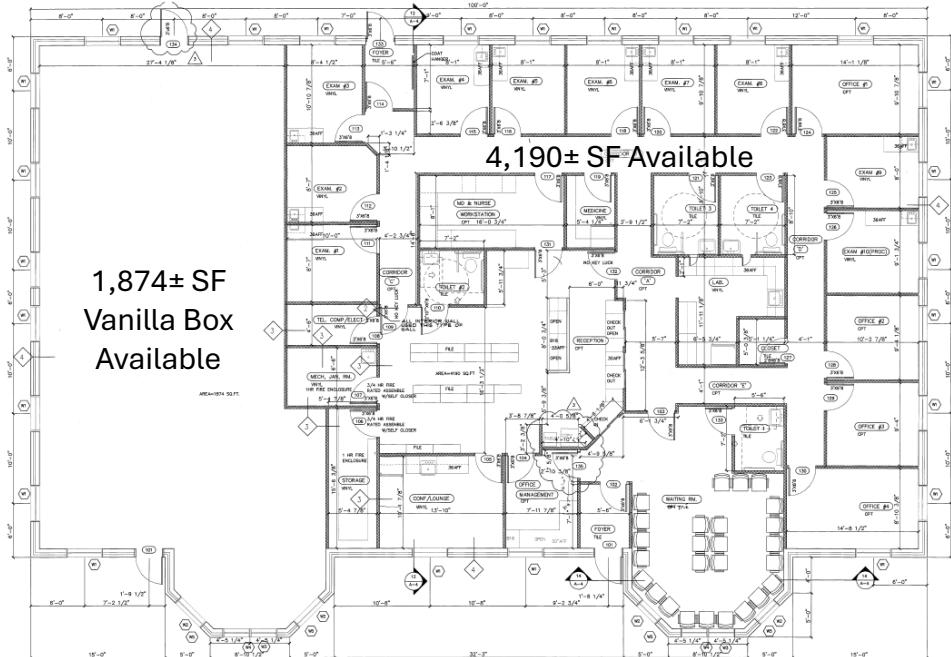
MILL RATE: 33.75

TAXES: \$39,463.20 (\$3.25/SF)

EXPENSES

RE TAXES: Tenant LandlordUTILITIES: Tenant LandlordINSURANCE: Tenant LandlordMAINTENANCE: Tenant LandlordJANITORIAL: Tenant Landlord

NNN COSTS: \$6.75/SF



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