



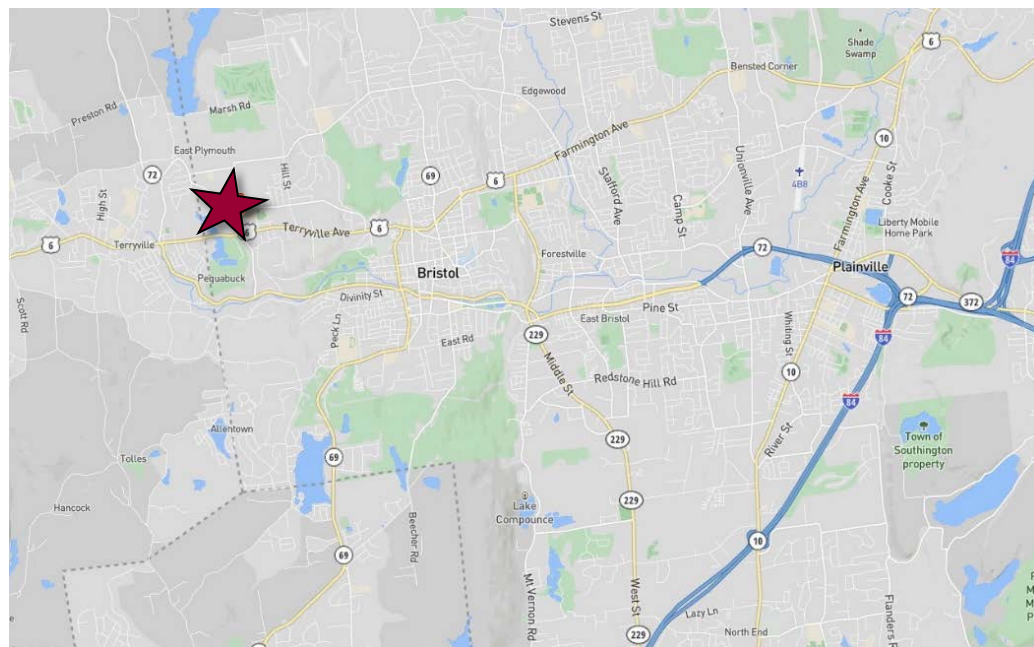
# FOR LEASE

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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[WWW.ORLCOMMERCIAL.COM](http://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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# FOR LEASE

LEASE RATE \$18/SF NNN

625 Clark Avenue, Bristol, CT 06010

Up to 6,064± SF Medical/Office

## 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 ☐ Landlord

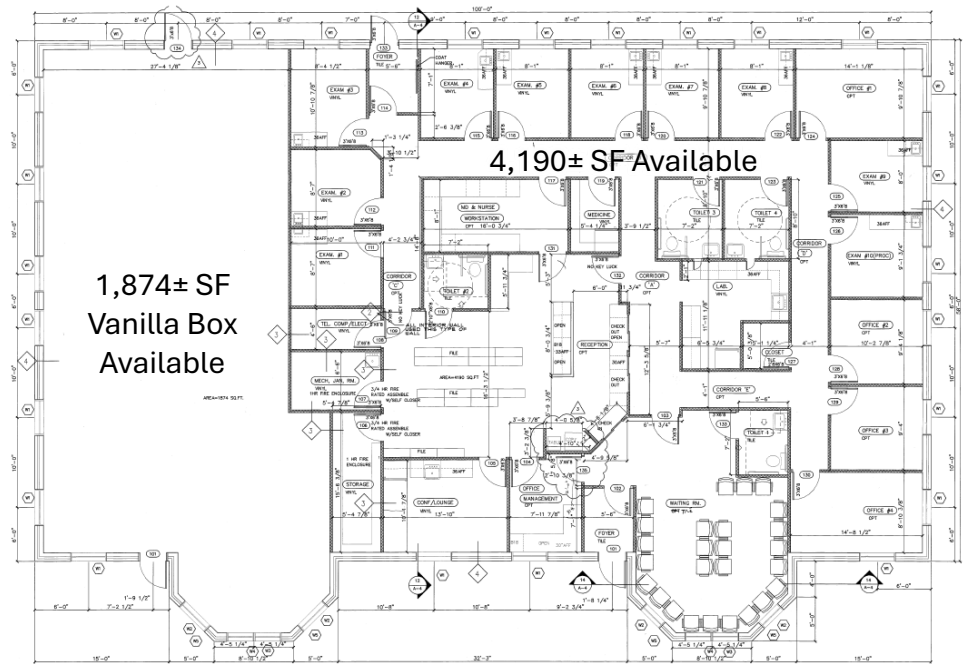
**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

**NNN COSTS:** \$6.75/SF



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