

FOR LEASE | MULTIPLE OFFICE SPACES

SMALL OFFICE SPACE AVAILABLE

Sebethe River Plaza, 35-45 Mill Street, Berlin, CT 06037

Lease Rate: Upper Level - 370± SF - \$500/mo plus utilities | Upper Level - 575± SF - \$600/mo plus utilities

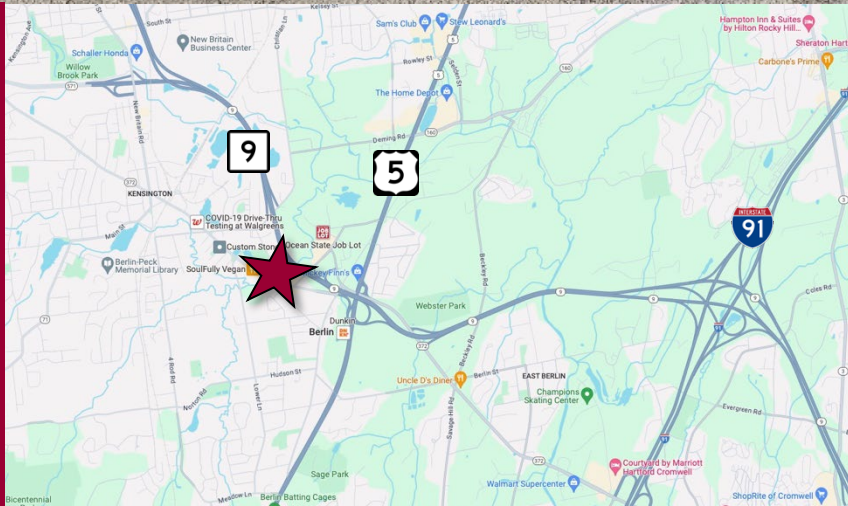


Ranked in Top 50
Commercial Firms in U.S.



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

- 2 Upper level office spaces
 - 575± SF
 - 370± SF
- Signage: On-building/Pylon
- Parking: 40+ spaces
- Zoning: CCD-2
- Façade Renovation 2017
- Minutes from Rt. 9 & I-91
- Centrally located
- Close proximity to Amtrak
- Many area amenities

For more information contact: Luke Massirio | 860.761.6016 | lmassirio@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 | MULTIPLE OFFICE SPACES

SMALL OFFICE SPACE AVAILABLE

Sebethe River Plaza, 35-45 Mill Street, Berlin, CT 06037

Lease Rate: Upper Level - 370± SF - \$500/mo plus utilities | Upper Level - 575± SF - \$600/mo plus utilities



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 9,420± SF
 AVAILABLE AREA Upper Level: 370± SF, 575± SF
 MAX CONTIGUOUS AREA 575± SF
 WILL SUBDIVIDE TO 370± SF
 NUMBER OF FLOORS 2
 CONSTRUCTION Wood Frame
 ROOF TYPE Gable/Hip, Asph/F Gls/Cmp
 YEAR BUILT 1961

SITE INFORMATION

SITE AREA 0.60 Acre
 ZONING CCD-2
 PARKING 40+ Spaces
 SIGNAGE On-Building / Pylon
 VISIBILITY On Route 372
 HWY.ACCESS I-91, Rt. 372, Rt. 9
 TRAFFIC COUNT 11,600 ADT

UTILITIES

SEWER City
 WATER City
 GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Hot Air
 SPRINKLERED No
 ELECTRIC SERVICE 100 amp
 ELEVATOR None

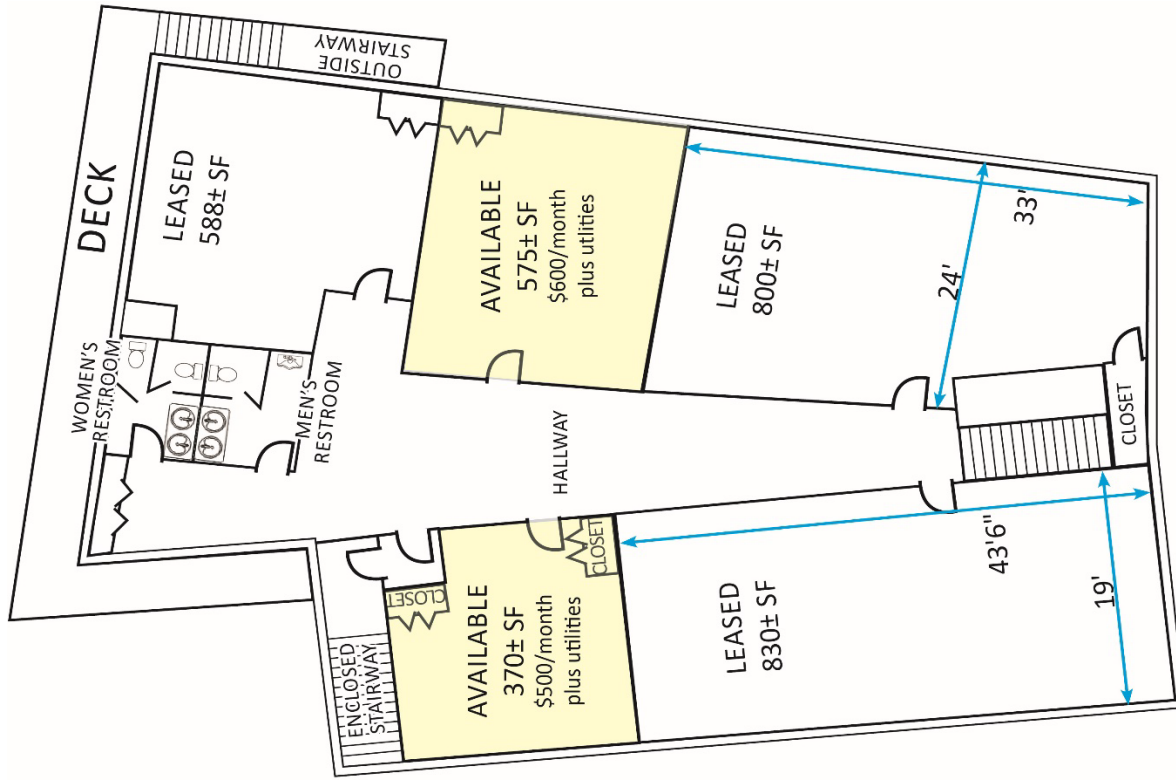
EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord

AREA RETAIL True Value, Subway, Dunkin', Stop & Shop, CVS

COMMENTS Small retail/office plaza for lease. Complete façade renovation in 2017.

DIRECTIONS I-91 South, Exit 22. Rt. 9 North, Exit 22. Right onto Frontage Road. Right onto CT-372 (Worthington Ridge). Right onto CT-372 (Mill Street).



Property Highlights

- 2 Upper level offices
 - 575± SF
 - 370± SF
- Signage: On-building /Pylon
- Parking: 40+ spaces
- Zoning: CCD-2
- Façade Renovation 2017
- Minutes from Rt. 9 & I-91
- Centrally located
- Close proximity to Amtrak
- 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: Luke Massirio | 860.761.6016 | lmassirio@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.