

FOR LEASE | 4,389± SF OFFICE SUITE 1 STORY OFFICE BUILDING

19 Kensington Lane (aka 647 Brook Street), Rocky Hill, CT 06067

LEASE RATE: \$19/SF FULL SERVICE GROSS

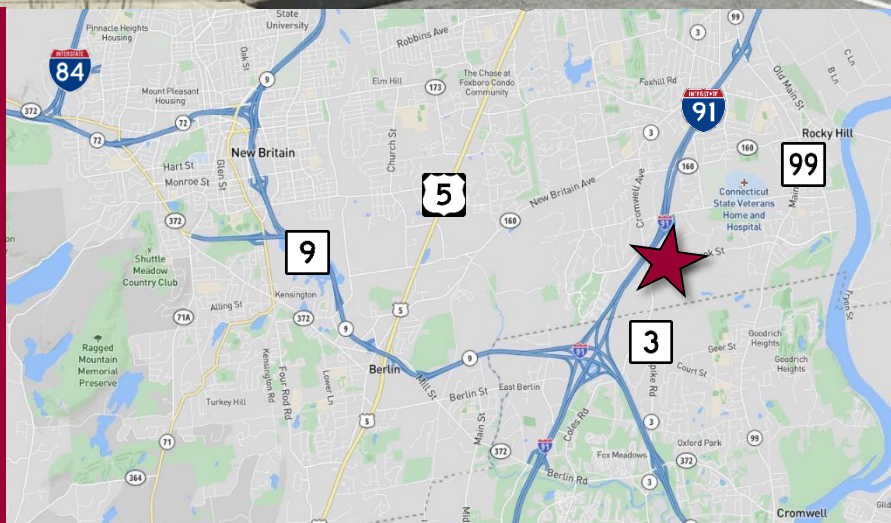


Ranked in Top 50
Commercial Firms in U.S.



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email notifications.



Property Highlights

- 5,747± SF Building
- 4,389± SF Available
- 1 Story
- Ample Parking
- Signage: On building
- Visibility: Excellent
- Traffic: 7,182 ADT
- Zoning: OP
- I-91, Exit 23
- Many area amenities

For more information contact:

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

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

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BUILDING INFORMATION

GROSS BLD. AREA 5,747± SF
AVAILABLE AREA 4,389± SF
NUMBER OF FLOORS 1
CORE FACTOR TBD
CONSTRUCTION Wood Frame
ROOF TYPE Gable, Asphalt Shingle
YEAR BUILT 2014

SITE INFORMATION

SITE AREA 9.81 acres (shared w/ apartments)
ZONING OP
PARKING Ample
SIGNAGE On building
VISIBILITY Excellent on Brook Street
FRONTAGE 300' on Brook Street
HWY.ACCESS I-91, Exit 23
TRAFFIC COUNT 7,182 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING 100%
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED No
ELECTRIC SERVICE Ample

UTILITIES

SEWER City
WATER City
GAS Yes

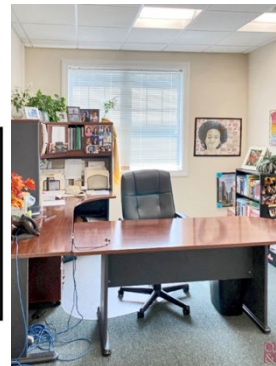
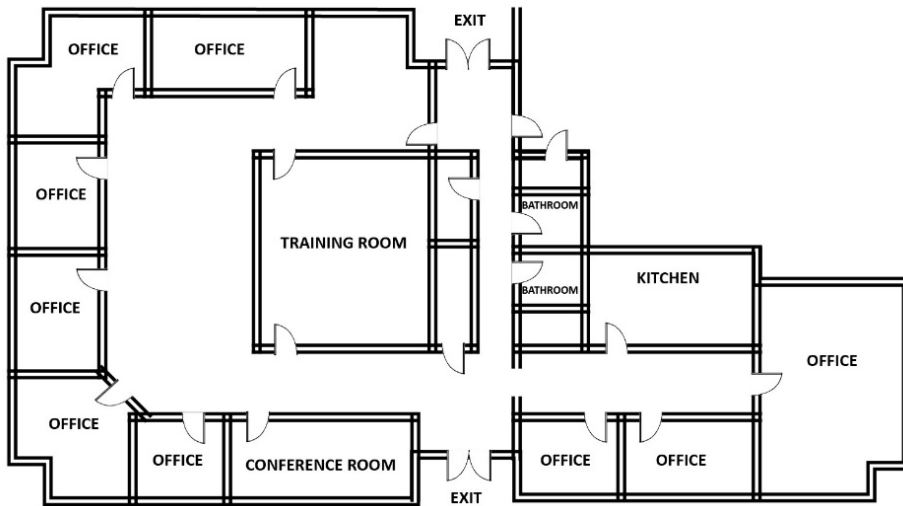
DIRECTIONS I-91 Exit 23, Right on West Street, Left on Rt. 3/Cromwell Ave, Left on Brook Street. Property will be on your left.

EXPENSES

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

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- I-91, Exit 23
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 - Shopping
 - Banking
 - Dining



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FIND US ON



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