

FOR SALE | 18,000± SF OFFICE / FLEX BUILDING

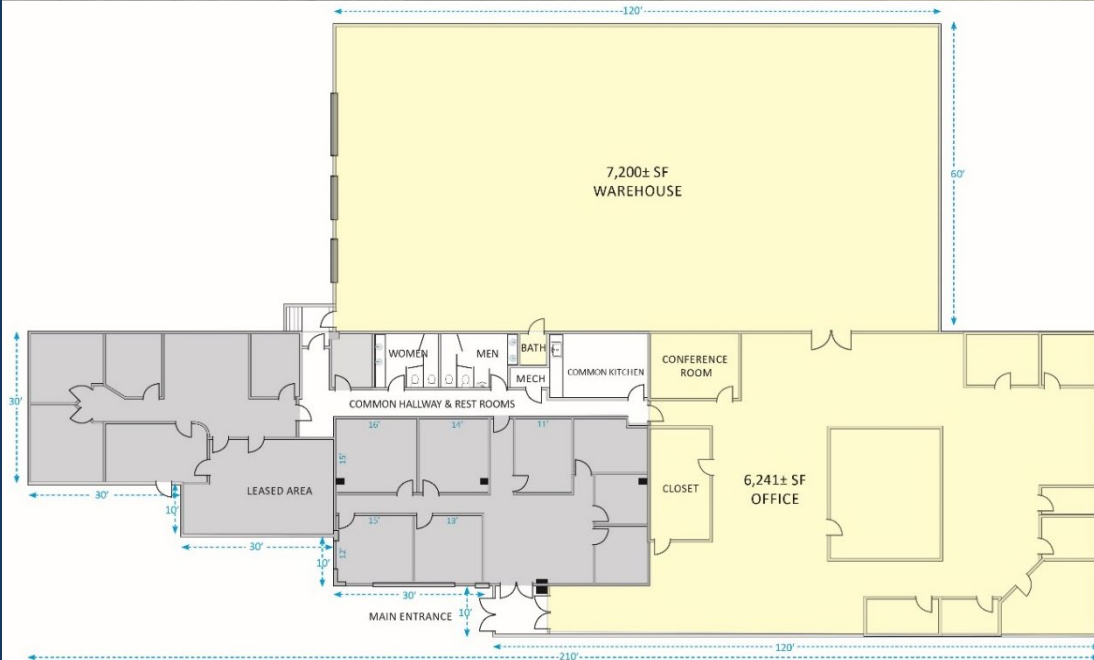
FOR LEASE | 13,441± SF FLEX SPACE

124 White Oak Drive, Berlin, CT 06037

SALE PRICE: \$1,795,000 | LEASE RATE: \$8.75/SF NNN

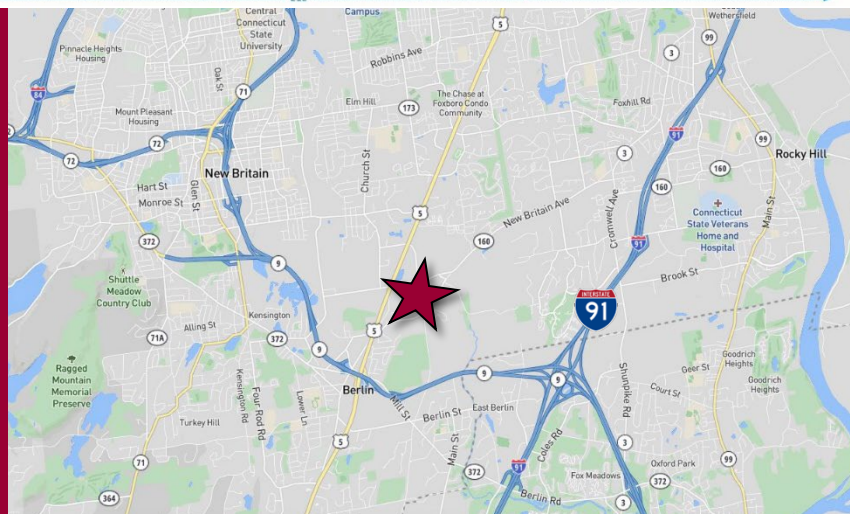


Ranked in Top 50 Commercial Firms in U.S.



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Property Highlights

- 18,000± SF Building
- 13,441± SF for Lease
- 1 Story
- 3.05± Acres
- Ample parking
- Access to common kitchen & Rest rooms
- Free WI-FI
- Signage: Monument
- Zoning: PI
- Route 9, Exit 21

For more information contact:

Luke Massirio | 860.761.6016 | lmassirio@orlcommercial.com or 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
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.

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BUILDING INFORMATION

GROSS BLD. AREA 18,000± SF
AVAILABLE AREA 13,441± SF
MAX CONTIGUOUS AREA 13,441± SF
SPACE BREAKDOWN 7,200± SF WH, 6,241± SF OFC
NUMBER OF FLOORS 1
CLEAR HEIGHT 15' – 16' WH, 9'4" office
CONSTRUCTION Steel Frame, Masonry
ROOF TYPE Flat, Tar & Gravel/Rubber
YEAR BUILT 1990

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED No
ELECTRIC SERVICE 200 amp 120/208 v, 3 phase

TAXES

ASSESSORS \$945,200
MILL RATE 30.21
RE TAXES \$28,555

COMMENTS Access to common kitchen and restrooms. Tenant must provide own dumpster.

DIRECTIONS Route 9, Exit 21. Right on Berlin Tpke, Right on Wethersfield Rd, Right on White Oak Dr.

SITE INFORMATION

SITE AREA 3.05± Acres
ZONING PI
PARKING Ample
SIGNAGE Monument
VISIBILITY White Oak Drive
HWY.ACCESS Route 9, Exit 21

UTILITIES

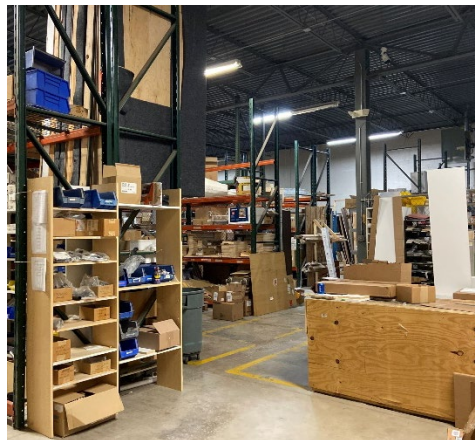
SEWER/WATER City
GAS Yes

EXPENSES

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

Property Highlights

- 18,000± SF Building
- 13,441± SF for Lease
- 1 Story
- 3.05± Acres
- Ample parking
- Access to common kitchen & Rest rooms
- Free WI-Fi
- Signage: Monument
- Zoning: PI
- Route 9, Exit 21
- Many area amenities
 - Shopping
 - Banking
 - Dining



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