



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

160-162 West St, Cromwell, CT 06416

Suite E: 3,375± SF | Suite J: 1,550± SF Office Space

SUITE E LEASE RATE: \$4,200/MONTH PLUS UTILITIES

SUITE J LEASE RATE: \$1,850/MONTH PLUS UTILITIES

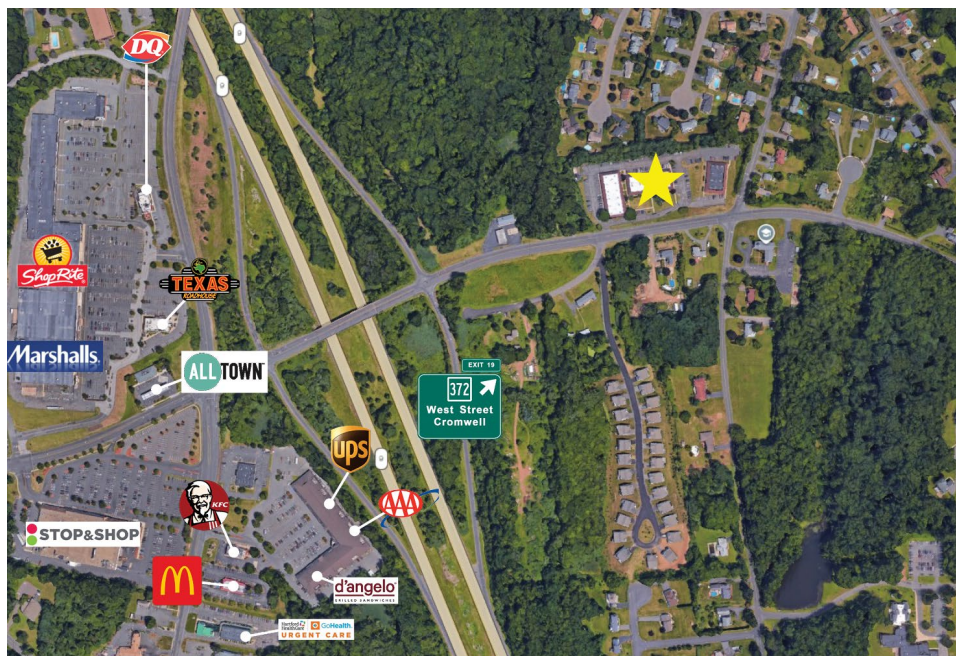
HIGHLIGHTS

- Suite E: 3,375± SF
- Suite J: 1,550± SF
- 1 story building
- 4.96/1000 parking ratio
- Traffic: 12,200 ADT
- On Building & Monument Signage
- Excellent Visibility on Rt. 372
- Zoning: LB

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

BUILDING INFORMATION

GROSS BLD. AREA: 13,500± SF
AVAILABLE AREA: 160 West | 3,375± SF
 162 West | 1,550± SF
OF FLOORS: 1
CONSTRUCTION: Masonry
ROOF TYPE: Flat/Asphalt Shingle
YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% AC
TYPE OF HEAT: Gas Forced Air
SPRINKLERED: No

SITE INFORMATION

SITE AREA: 3.53 acres
ZONING: LB
PARKING: 4.96/1000, 67 spaces
SIGNAGE: On Building and Monument
VISIBILITY/FRONTAGE: Excellent on Rt. 372
HWY ACCESS: Rt. 9, I-91, Rt. 372
TRAFFIC COUNT: 12,200 ADT

UTILITIES

SEWER/WATER: City
GAS: Yes

TAXES

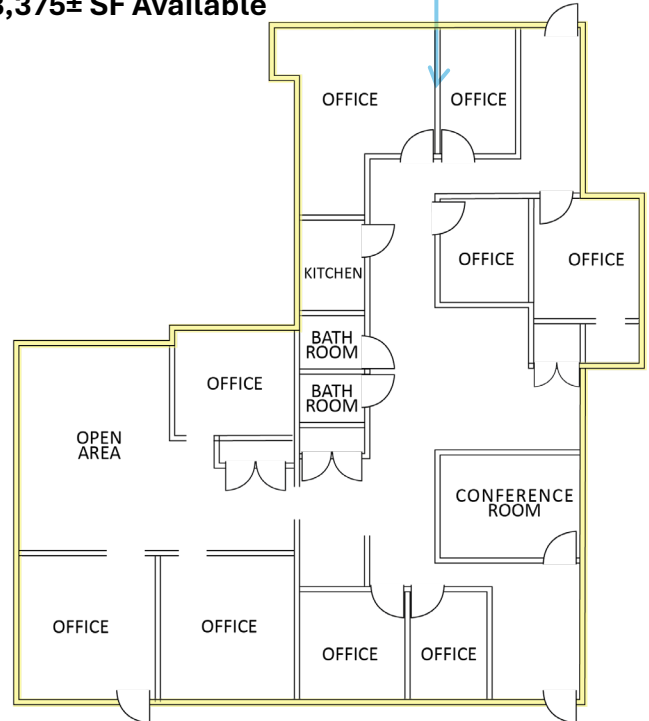
ASSESSMENT: \$1,757,490
MILL RATE: Town: 27.33, District 3.46
TAXES: \$54,113.12 (\$4.00/SF)

EXPENSES

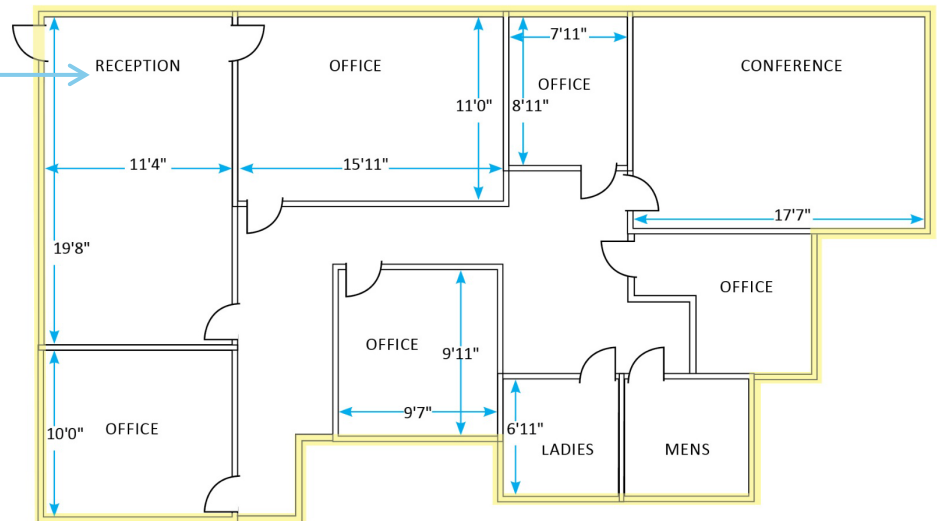
RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
EXT. MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



Suite E, Building 1 | 3,375± SF Available



Suite J, Building 2 | 1,550± SF Available



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