

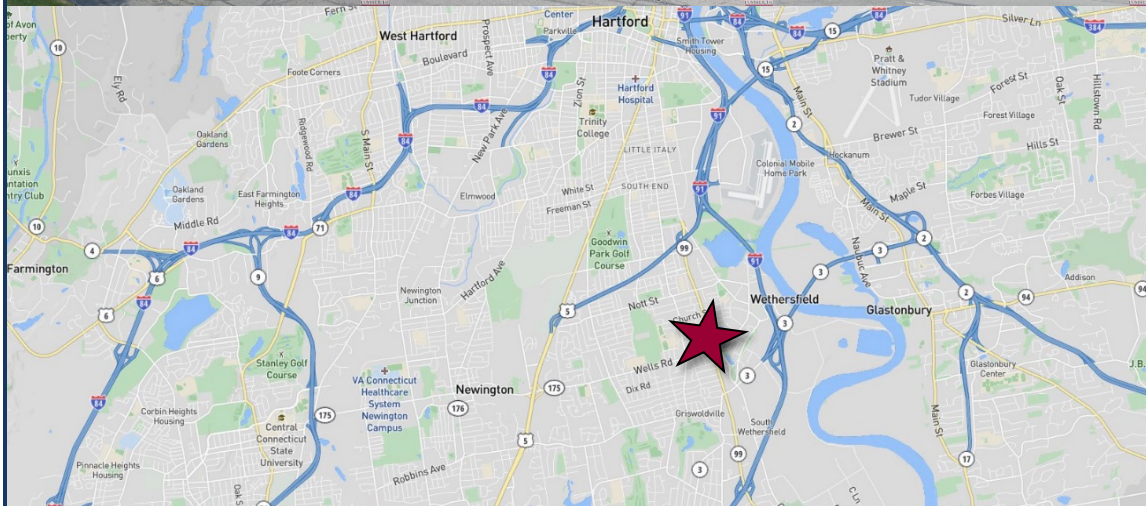
FOR LEASE | 3,480± SF OFFICE SUITE QUALITY OFFICE SPACE | HANDICAPPED ACCESSIBLE

20-30 Beaver Road, Suite 108, Wethersfield, CT 06109

LEASE RATE: \$14/SF Modified Gross plus Utilities & Janitorial



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 21,000± SF Building
- Suite 108
 - 3,480± SF Available
- 1 Story
- Quality Office Space
- Handicapped Accessible
- Parking: 4/1000 ratio
- Monument Signage
- Zoning: Industrial
- 1 mile to I-91, Exit 24/25
- 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 21,000± SF
AVAILABLE AREA Suite 108: 3,480± SF
NUMBER OF FLOORS 1
CORE FACTOR 8%
CONSTRUCTION Masonry
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1980, Renovated 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED 100%

COMMENTS Good quality office space in single story, handicapped accessible building.

SITE INFORMATION

SITE AREA 1.50± Acres
ZONING Industrial
PARKING 4/1000
SIGNAGE Monument
HWY.ACCESS 1 mile to I-91, Exit 24/25
TRAFFIC COUNT 20,449 ADT at Silas Deane

UTILITIES

SEWER/WATER Public
GAS Yes

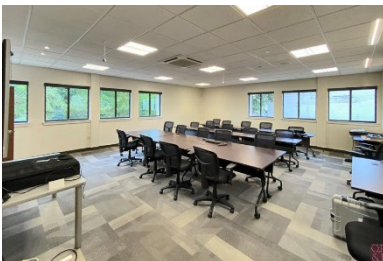
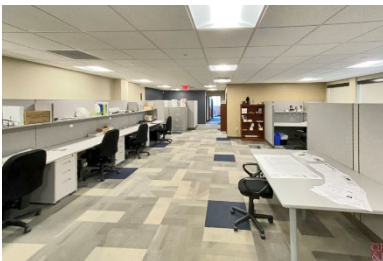
EXPENSES

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

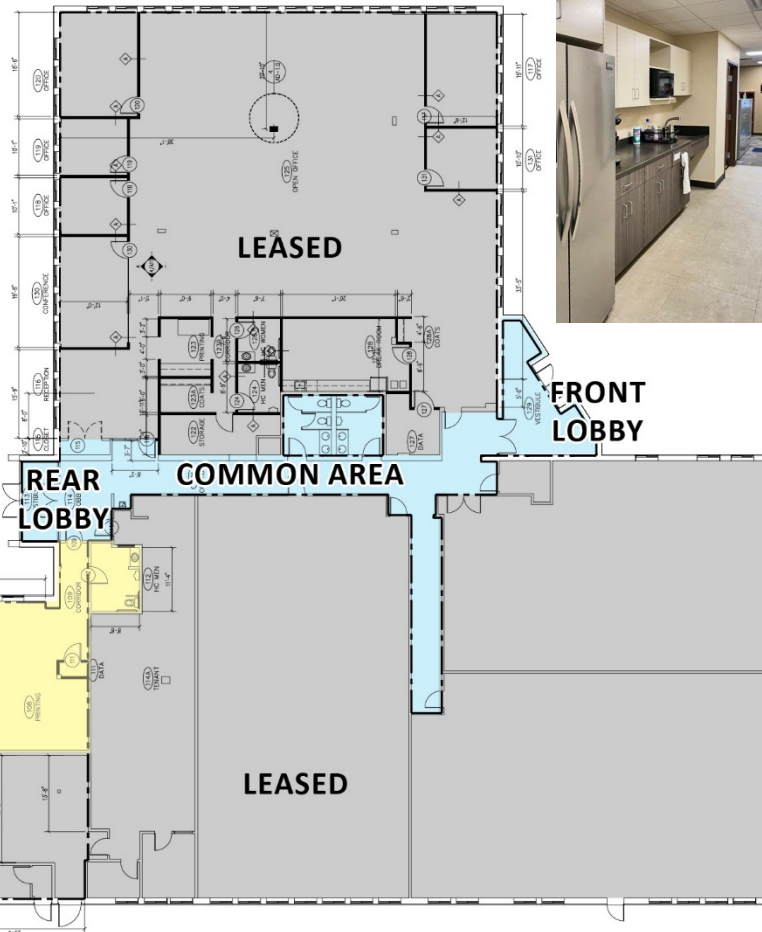
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- Monument Signage
- Zoning: Industrial
- 1 mile to I-91, Exit 24/25
- Many area amenities
 - Shopping, Banking, Dining

DIRECTIONS I-91 S to Exit 25. North onto Rt. 99 South/Silas Deane Hwy 1.5 miles, right on Beaver Rd.



3,480± SF AVAILABLE



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with Us



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