

FOR SALE OR LEASE | 15,500± SF RETAIL/MEDICAL/OFFICE/FITNESS  
+1,650 SF LOWER LEVEL | NEW FAÇADE | FORMER CARDIO EXPRESS

1199 Silas Deane Highway, Wethersfield, CT 06109

REDUCED SALE PRICE: \$1,350,000 | REDUCED LEASE RATE: \$12.50/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



#### CLEAR SPAN/OPEN FLOOR PLAN



#### Property Highlights

- 17,150 SF Total Building including 1,650 SF lower level
- New Façade
- Former Cardio Express
- 75 parking spaces
- Traffic: 24,000 ADT
- Zoning: RC
- 0.3 mile to I-91 Exit 24
- Clear Span/open floor plan
- Many area amenities

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882 | 2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046

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 17,150± SF (with lower level)  
NET RENTABLE AREA 15,500± SF  
LOWER LEVEL/BASEMENT 1,650± SF  
NUMBER OF FLOORS 2  
COLUMN SPACING Clear Span  
CEILING HEIGHT 12'  
CONSTRUCTION Masonry  
ROOF TYPE New roof in 2013  
YEAR BUILT 1974

## **SITE**

SITE AREA 1.77 acres  
ZONING RC  
PARKING 75 Parking Spaces  
SIGNAGE On building  
VISIBILITY Excellent on Route 99  
FRONTAGE 170' on Rt. 99 (Silas Deane)  
HWY.ACCESS 0.3 mile to I-91, Exit 24  
TRAFFIC COUNT 24,000 ADT

## **EXPENSES**

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

## **TAXES**

ASSESSMENT \$1,170,520  
MILL RATE 39.77  
TAXES \$46,551.58

## **MECHANICAL EQUIPMENT**

AIR CONDITIONING Central Air  
TYPE OF HEAT Forced Hot Air, Gas  
SPRINKLERED Yes  
ELECTRIC 800 amp  
ELEVATOR(S) N/A

## **UTILITIES**

SEWER City  
WATER City  
GAS Yes

**OTHER TENANTS** Santander Bank in building directly next door

**AREA RETAIL** Panera Bread, Bed, Bath & Beyond, TJ Maxx, Ulta, Webster Bank, Dunkin Donuts, etc.

**COMMENTS** Former Health Club with open floor plan, locker rooms & showers.

**DIRECTIONS** I-91 South to Exit 24, head ¼ mile north on Silas Deane Highway (RT. 99.) Property will be on left, next to Santander Bank.



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Reception Desk



Entrance



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