

FOR LEASE | MULTIPLE RETAIL/OFFICE/MEDICAL SPACES FARMINGTON COLONNADE

353 Scott Swamp Road (Rt. 6), Farmington, CT 06032

LEASE RATE: \$14.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 19,208± SF Retail Building
- Up to 7,606± SF Contiguous
- Unit A | 1,340± SF
- Unit B | 1,950± SF
- Unit C | 1,914± SF
- Unit D | 2,401± SF
- Unit F | 2,278± SF
- Traffic: 22,052 ADT
- 4/1000 parking
- 2.52 acres
- 364' frontage - 1 curb cut
- I-84 Exit 38
- Many area amenities
 - Shopping, Banking, Dining

For more information contact:

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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 19,218± SF
AVAILABLE AREA 9,884± SF
MAX CONTIGUOUS AREA 7,606± SF
WILL SUBDIVIDE TO 1,340± SF
NUMBER OF FLOORS 1
CORE FACTOR 8%
CONSTRUCTION Masonry
ROOF TYPE Arch Shingles
YEAR BUILT 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING 100%
TYPE OF HEAT Forced Hot Air Natural Gas
SPRINKLERED Yes

OTHER TENANTS Studio E Salons, Fancy
Bagels, Smiling Nail & Spa

AREA RETAIL Tractor Supply, Five Guys,
Wal-mart, Chilis, Panera

DIRECTIONS I-84, Exit 38. Continue west on CT-6.

SITE INFORMATION

SITE AREA 2.52± acres
ZONING B1
PARKING 4/1000
SIGNAGE On Building
VISIBILITY Excellent
FRONTAGE 364' with 1 curb cut
HWY.ACCESS I-84 Exit 38
TRAFFIC COUNT 22,052 ADT

UTILITIES

SEWER/WATER City
GAS Yes

EXPENSES

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

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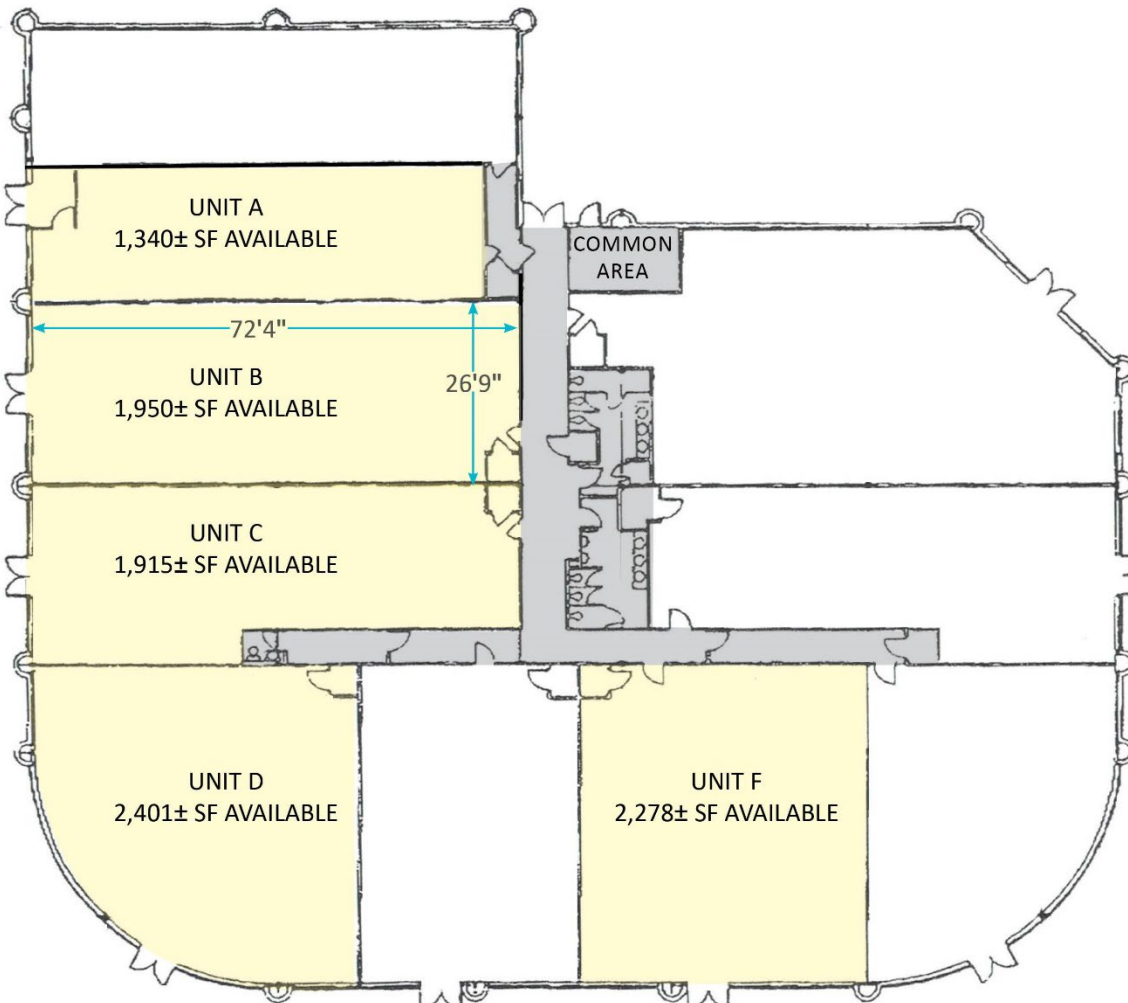
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