

FOR SALE | 51,750± SF OFFICE BUILDING

I-91 VISIBILITY | PERFECT FOR OWNER/USER

599 Research Parkway, Medway Business Park, Meriden, CT

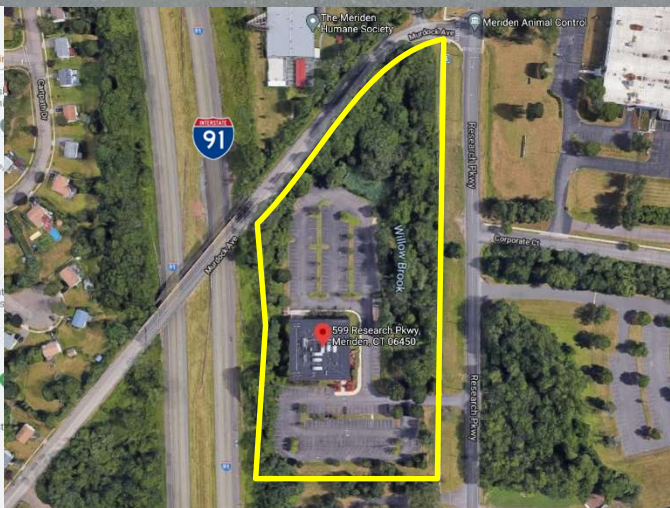
CALL FOR DETAILS

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&L**
COMMERCIAL



Property Highlights

- 51,750± SF Office Building
- Built in 1982
- Renovated 2001, 2012, 2015
- 3 stories
- 6.75 acres
- 233 spaces, 4.8/1000
- 2 elevators
- 350 kw Generator
- Excellent Visibility on I-91
- I-91 Exit 17
- Many area amenities

For more information contact:

Mark Berkowitz | 860.761.6009 | mberkowitz@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 51,750± SF
RENTABLE AREA 51,750± SF
OCCUPANCY LEVEL 0%
NUMBER OF FLOORS 3
FLOOR PLATE 17,250± SF
CEILING HEIGHT 11' - 12' slab to slab
CONSTRUCTION Masonry
ROOF TYPE Single-ply rubber membrane
Installed in 2000
YEAR BUILT 1982, extensively renovated in
2001, 2012 and 2015

SITE INFORMATION

SITE AREA 6.75 acres
ZONING M-1
PARKING 233 spaces, 4.8/1000
SIGNAGE On-building
VISIBILITY Excellent
FRONTAGE 600' on I-91
950' on Research Pkwy
HWY.ACCESS I-91 Exit 17
TRAFFIC COUNT 85,603 ADT on I-91

UTILITIES

SEWER Public
WATER Public
GAS TBD

TAXES

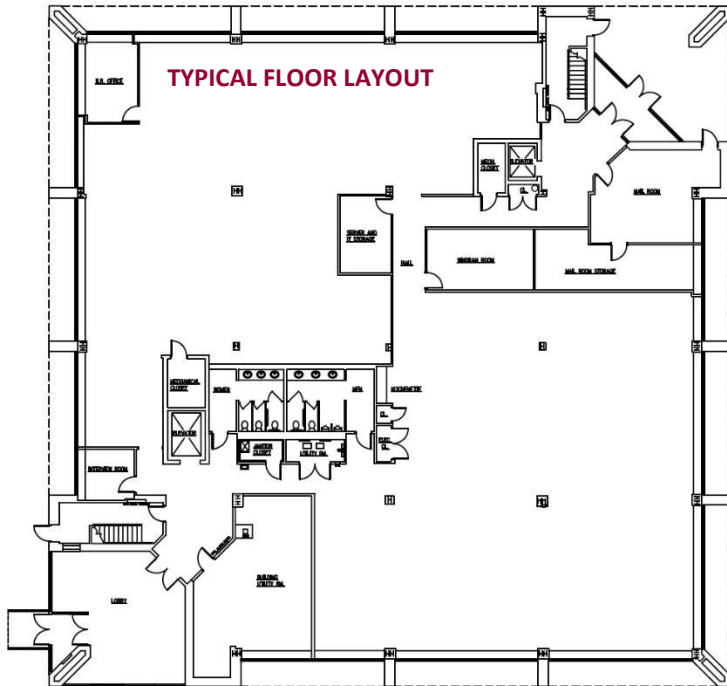
ASSESSMENT \$952,560
MILL RATE 40.86
TAXES \$38,922

MECHANICAL EQUIPMENT

AIR CONDITIONING Central air, 6 Trane rooftop units
TYPE OF HEAT Oil, Forced Hot Water
SPRINKLERED Full wet sprinkler system
ELECTRIC SERVICE 1,600 amp, 480 volt, 3 phase
ELEVATOR(S) (2) 3-stop Montgomery elevators
GENERATOR 350 kw
EXTERIOR Brick and aluminum frame
themopane windows

COMMENTS Located in the Medway Business Park, a master planned 700 acre park. Other notable companies in the park include Bristol-Myers Squibb, Nationwide Insurance and AT&T. On-site cafeteria, emergency back-up lighting throughout the office space.

DIRECTIONS I-91 S, Exit 17. Left onto E Main Street. Right onto Pomeroy Avenue. Right onto Research Parkway. Property will be on right.



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- 3 stories
- 6.75 acres
- 233 spaces, 4.8/1000
- 2 elevators
- 350 kw Generator
- Excellent Visibility on I-91
- I-91 Exit 17
- Many area amenities
 - Shopping
 - Banking
 - Dining



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