

FOR LEASE | 2,500 SF to 21,718± SF INDUSTRIAL SPACE FIRST & LAST BAKERY-CAFÉ ADDITIONAL SPACE

920 Maple Avenue, Hartford, CT 06114

LEASE RATE: \$7.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Up to 21,718± SF available
- Subdividable to 2,500± SF
- Clear Height: 15'
- Drive-in Doors: 2
- Parking Spaces: 85 spaces
- 1.22 acres
- Frontage: 221'
- Traffic: 10,560 ADT
- Many area amenities

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com

Luke Massirio | 860-761-6016 | lmassirio@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 21,718± SF
AVAILABLE AREA 21,718± SF
WILL SUBDIVIDE TO 2,500± SF
OFFICE AREA TBD
NUMBER OF FLOORS 1
CLEAR HEIGHT 15'
LOADING DOCKS TBD
DRIVE-IN DOORS 2
CONSTRUCTION Masonry
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1929, renovated 2001

SITE

SITE AREA 1.22 acres
ZONING MS-2
PARKING 85 spaces
SIGNAGE On building
VISIBILITY Excellent on Maple Avenue
FRONTAGE 221'
HWY.ACCESS I-91, Rt 5/15
TRAFFIC COUNT 10,560 ADT

UTILITIES

SEWER/WATER Public
GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Warm Air, Gas
SPRINKLERED 33%

AREA RETAIL CVS, Subway, TD Bank, Sam's
Food Stores, Stop & Shop,
DB Mart, Rent-a-Center

EXPENSES

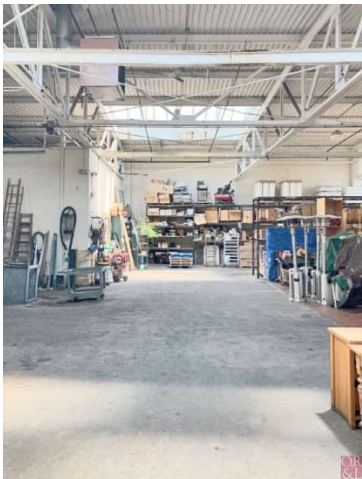
RE TAXES ☐ Tenant ☒ Landlord
UTILITIES ☐ Tenant ☒ Landlord
INSURANCE ☐ Tenant ☒ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
JANITORIAL ☐ Tenant ☒ Landlord

COMMENTS Restaurant and Bakery with available warehouse/industrial space

DIRECTIONS I-91 S to Exit 27. Right on Airport Road. Straight on Brown Street. Left on Maple Avenue.

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- 1.22 acres
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Connect with Us



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