

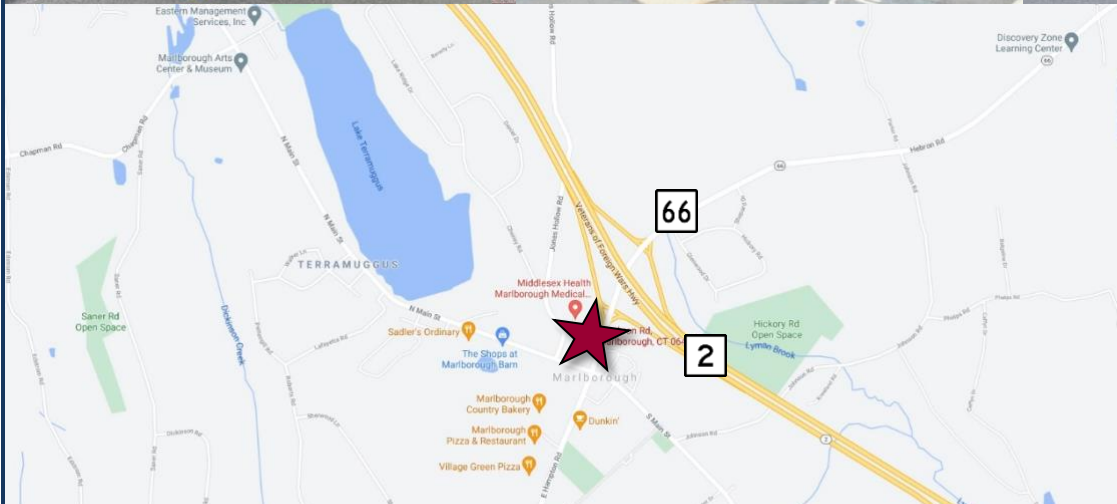
FOR LEASE | 2,560± SF RETAIL / OFFICE BUILDING ADJACENT TO MARLBOROUGH MEDICAL CENTER

5 Hebron Road, Marlborough, CT 06447

LEASE RATE: \$17.58/SF MODIFIED GROSS | UP TO 2 MONTHS FREE RENT AVAILABLE

**OR
&L**
Celebrating over
30 YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 2,560± Building
- 1 Story
- 0.60± Acres
- Adjacent to Marlborough Medical Center
- 17 Parking Spaces
- Traffic: 13,700 ADT
- Zoning: GC
- < ¼ mile to Route 2
- Route 2, Exit 13
- Many area amenities

For more information contact:

Kyleigh Caron | 860-761-6004 | kcaron@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 2,560± SF
AVAILABLE AREA 2,560± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
ROOF TYPE Gable, Asphalt Shingle
YEAR BUILT 1940

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Oil, Forced Air
SPRINKLERED No
ELECTRIC SERVICE TBD

COMMENTS Currently set up with 2 offices and 3 bathrooms. Tenant responsible for plowing/lawn care. New parking lot.

SITE INFORMATION

SITE AREA 0.60± Acres
ZONING GC
PARKING 17 spaces
SIGNAGE On Building / Monument
VISIBILITY Excellent
FRONTAGE 162'
HWY.ACCESS Route 2, Exit 13
TRAFFIC COUNT 13,700 ADT

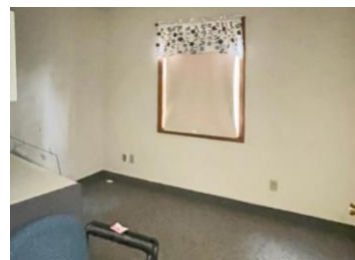
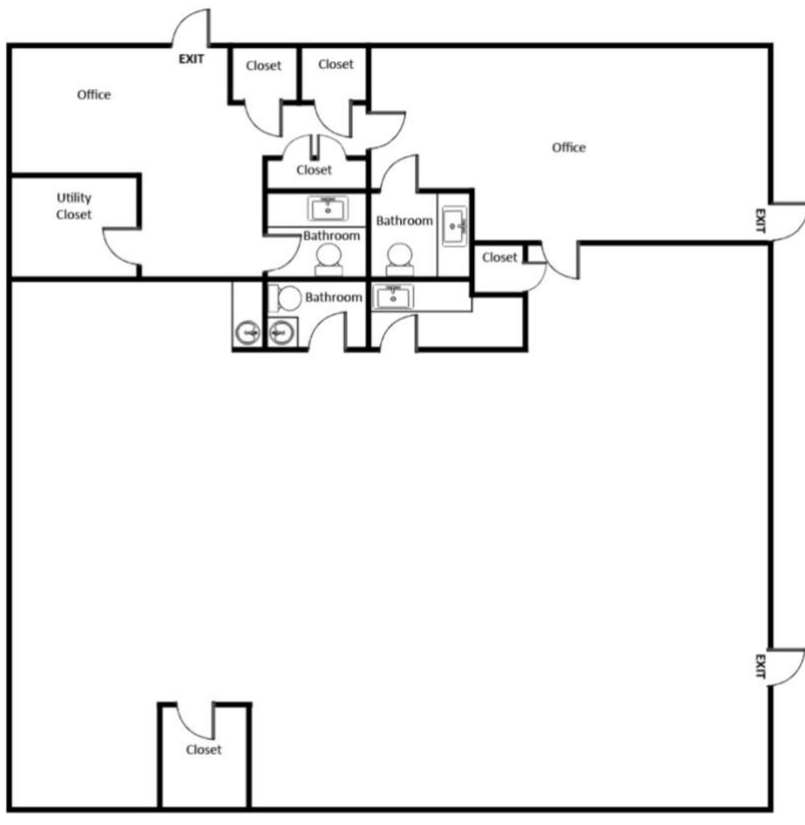
UTILITIES

SEWER City
WATER City
GAS None

EXPENSES

RE TAXES ☐ Tenant ☒ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☐ Tenant ☒ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
JANITORIAL ☒ Tenant ☐ Landlord
PLOWING/LAWN CARE ☒ Tenant ☐ Landlord

DIRECTIONS Route 2, Exit 13. Right onto Hebron Road (CT-66 West). Property on the righthand side.



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 - Shopping
 - Banking
 - Dining



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