

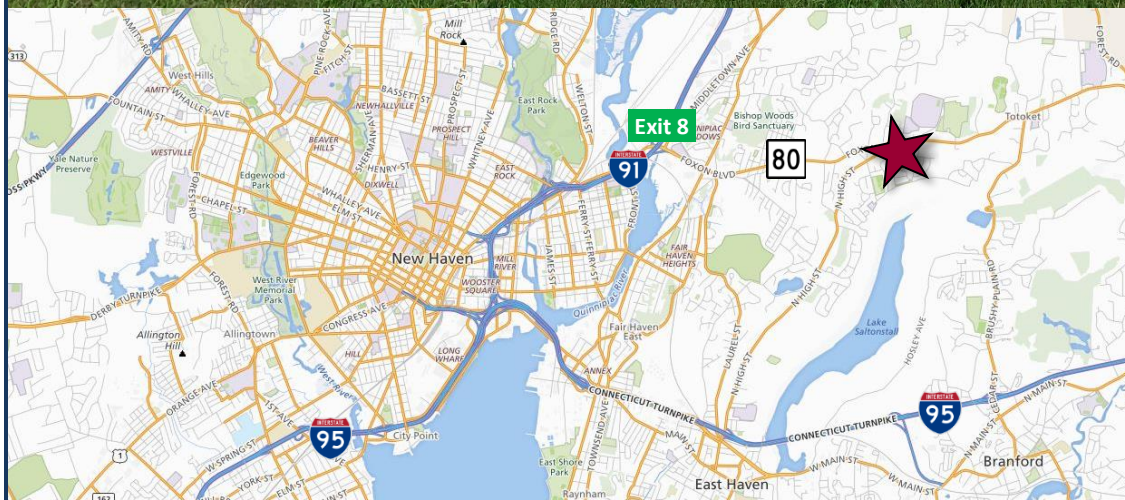
FOR LEASE | 3,600± SF MEDICAL/OFFICE SPACE 24,272± SF PROFESSIONAL OFFICE BUILDING

317 Foxon Road, East Haven, CT 06513

LEASE RATE: \$18.67/SF GROSS + UTILITIES



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 3- Story Professional Office / Medical Building
- 3,600± SF for Lease
 - 2nd Floor space
 - Elevator access
- Well-lit parking with 105 spaces
- Great frontage on Route 80
- Easy access to I-91 at Exit 8
- Close proximity to I-95 interchange
- Traffic Count: 14,800
- Many area amenities

For more information contact:

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O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

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 BLDG AREA 24,272± SF
AVAILABLE AREA 2nd Fl: 3,600± SF
MAX CONTIGUOUS AREA 3,600± SF
WILL SUBDIVIDE TO 3,600± SF
NUMBER OF FLOORS 3
FLOOR PLATE 8,000± SF
CONSTRUCTION Concrete, Steel
ROOF TYPE Membrane
YEAR BUILT 2007

SITE

SITE AREA 2.06 acres
ZONING R-3
PARKING 105 Surface spaces
SIGNAGE Pylon, On building
VISIBILITY Excellent on Route 80
FRONTAGE 140'
HWY ACCESS I-91, Exit 8
TRAFFIC COUNT 14,800

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
ELECTRIC SERVICE 1200amp, 120/208v
ELEVATOR(S) 1

EXPENSES

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

OTHER TENANTS Mix of professional office tenants and Urgent Care

COMMENTS 3-Story professional medical office building with 3,600 SF available for Lease on the 2nd floor with elevator access. Ample well-lit parking. Close proximity to highways and area amenities. Great frontage on Route 80/Foxon Road. \$18.67/SF GROSS + UTILITIES.

DIRECTIONS I-91 Exit 8 to Route 80 / Foxon Road

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