

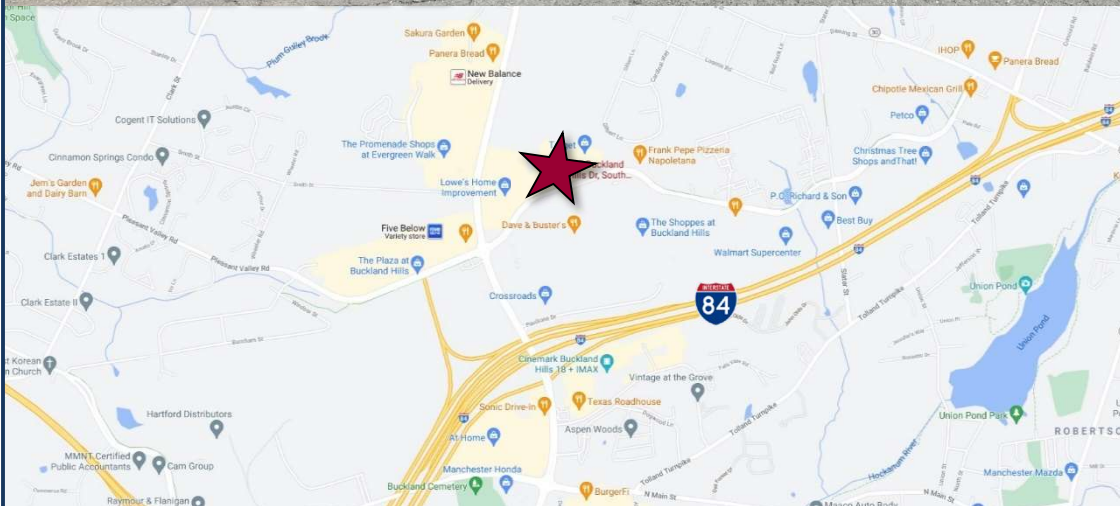
FOR LEASE | 1,980± SF RETAIL SPACE SITUATED ON 1.51 ACRES | TRAFFIC COUNT: 16,000 ADT

105 Buckland Hills Drive, South Windsor, CT 06074

LEASE RATE: \$30/SF NNN

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

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 1,980± SF Available
- 1 Story
- 1.51 Acres
- Parking: 28 spaces
- Signage:
 - On-building & pylon
- Zoning: GD
- Traffic Count: 16,000 ADT
- On Bus Line
- I-84, Exit 60/62
- Many area amenities

For more information contact:

Robert Gaucher | 860-761-6007 | bgaucher@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 1,980± SF
AVAILABLE AREA 1,980± SF
NUMBER OF FLOORS 1
CONSTRUCTION Steel Frame & Masonry
ROOF TYPE Hip, Metal
YEAR BUILT 2002

SITE INFORMATION

SITE AREA 1.51 Acres
ZONING GD
PARKING 28 spaces
SIGNAGE Pylon & On-Building
VISIBILITY Excellent
HWY.ACCESS I-84, Exit 60/62
TRAFFIC COUNT 16,000 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas
SPRINKLERED 100%
ELECTRIC SERVICE 200 amp, 208Y/120 volt,
3 phase, 4 wire

UTILITIES

SEWER Public
WATER Public
GAS Yes

COMMENTS Prime retail location.
Former T Mobile location

EXPENSES

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

DIRECTIONS I-84 E, Exit 62. Left onto Buckland St. Right onto Buckland Hills Dr. Left towards Target.
Left at split. Left into parking lot.

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 - Shopping
 - Banking
 - Dining



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