

FOR LEASE | 1,200± SF OFFICE SUITE

Excellent visibility at busy intersection of Rt. 3 and Rt. 99

915 Silas Deane Highway, Wethersfield, CT 06109

LEASE RATE: \$1,700/Month plus utilities and janitorial (\$17.00/SF)

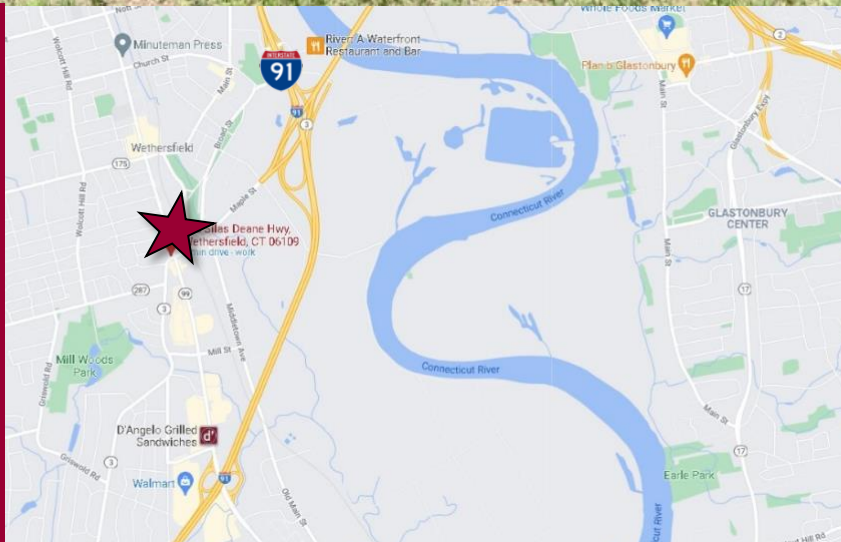
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Commercial Firms in U.S.



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Property Highlights

- 1,200± SF Available
- 2 stories
- Zoned Regional Commercial
- 26 parking spaces
- 1± mile to I-91
- Excellent condition
- Highly visible location
- 100% sprinklered
- Traffic: 21,982 ADT
- 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 6,008± SF
AVAILABLE AREA 1,200± SF
NUMBER OF FLOORS 2
BASEMENT Yes, storage available
FLOOR PLATE 3,000± SF
CONSTRUCTION Wood Frame/Brick exterior
BATHROOMS 4 bathrooms
ROOF TYPE 1980
YEAR BUILT

SITE INFORMATION

SITE AREA 1.14 acres total (2 bldgs)
ZONING RC – Regional Commercial
PARKING 26 parking spaces
SIGNAGE Monument
VISIBILITY Excellent
HWY. ACCESS 1± mile to I-91
TRAFFIC COUNT 21,982 ADT

UTILITIES

SEWER Public
WATER Public
GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central
TYPE OF HEAT Gas hot air
SPRINKLERED 100% sprinklered, dry
ELECTRIC SERVICE TBD
ELEVATOR(S) None

EXPENSES

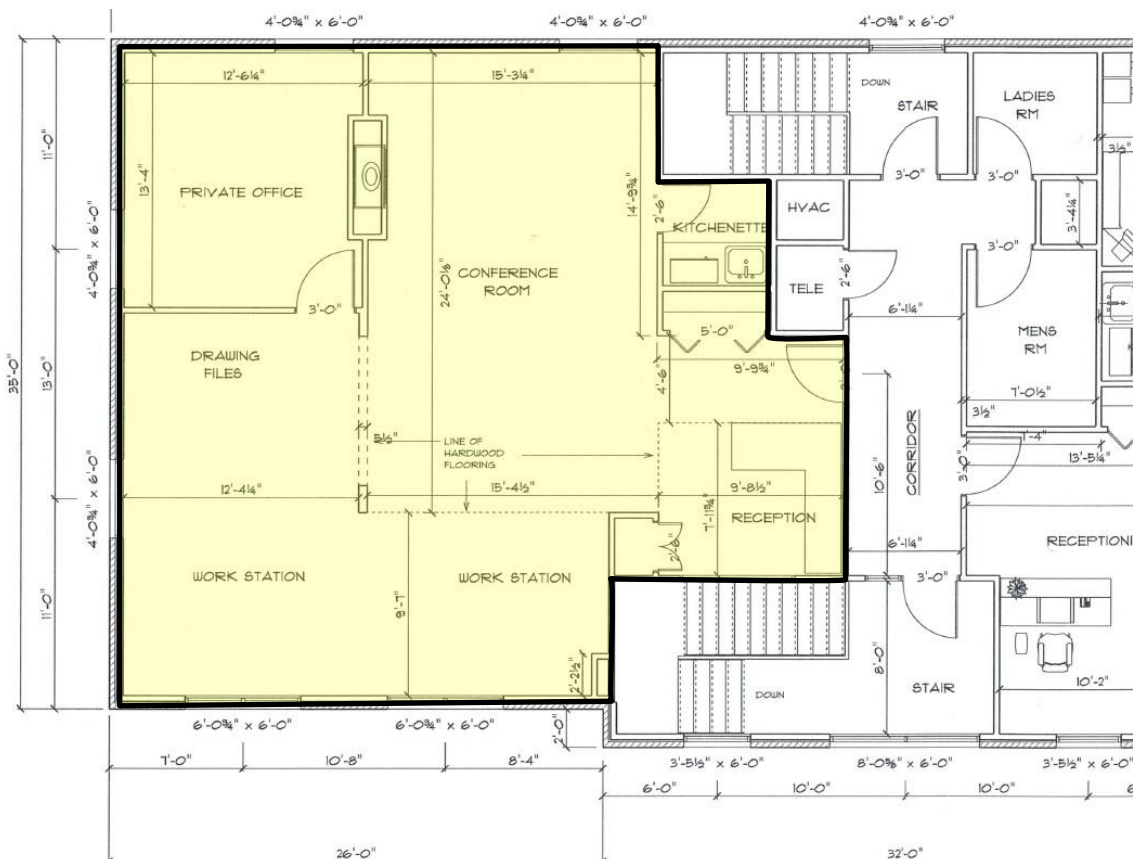
RE TAXES ☐ Tenant ☒ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☐ Tenant ☒ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

COMMENTS

Basement storage available. Excellent visibility on heavily traveled Silas Deane Hwy

DIRECTIONS

Property at corner of Silas Deane and Rte 3. I-91 N to Exit 24; right on Silas Deane for 1.2± miles. Or, I-91 S to Exit 25; right on Rte 3; right on Silas Deane and immediate left into property.



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 - Shopping
 - Banking
 - Dining



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