

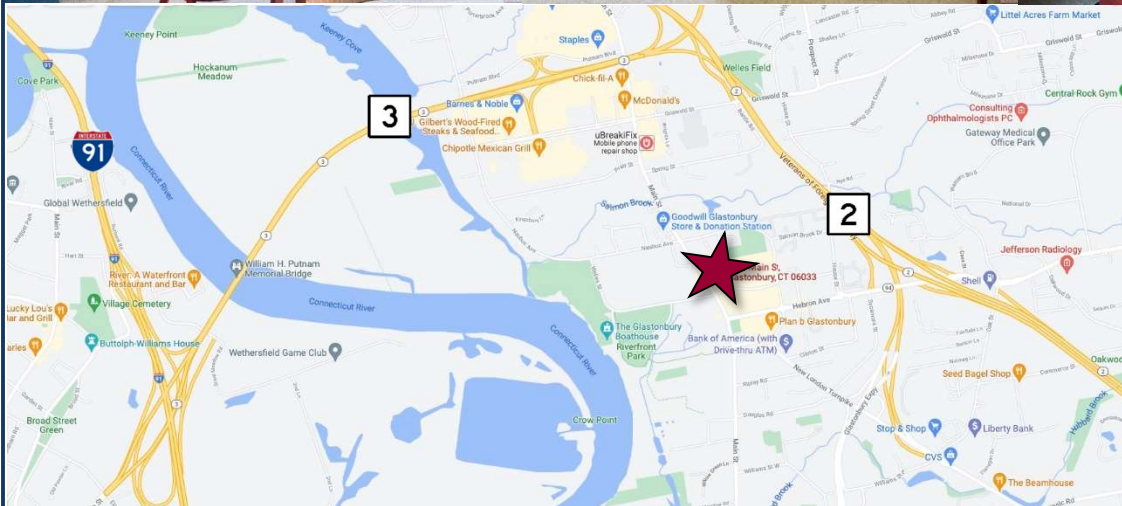
FOR LEASE | 825± SF OFFICE SPACE TWO STORY OFFICE BUILDING ON 1.5 ACRES

2510-2520 Main Street, Glastonbury, CT 06033

LEASE RATE: \$1,575/MO GROSS

OR&L
Celebrating over
30 YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 8,690± SF Building
- 825± SF Available
 - 2nd Floor Space
- 2 Stories
- 1.50 Acres
- 30± Parking Spaces
- Zoning: CD
- Excellent Visibility
- Traffic: 5,700± ADT
- Route 2, Exit 8
- 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.

FOR LEASE | 825± SF OFFICE SPACE TWO STORY OFFICE BUILDING ON 1.5 ACRES

2510-2520 Main Street, Glastonbury, CT 06033

LEASE RATE: \$1,575/MO GROSS



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 8,690± SF
AVAILABLE AREA 825± SF
NUMBER OF FLOORS 2
BASEMENT 3,048± SF finished
CONSTRUCTION Masonry
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1958

SITE INFORMATION

SITE AREA 1.50 Acres
ZONING CD
PARKING 30± spaces
SIGNAGE TBD
VISIBILITY Excellent on Main St
HWY.ACCESS Route 2, Exit 8
TRAFFIC COUNT 5,700 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED 100% Wet
ELEVATOR(S) None

UTILITIES

SEWER Public
WATER Public
GAS Yes

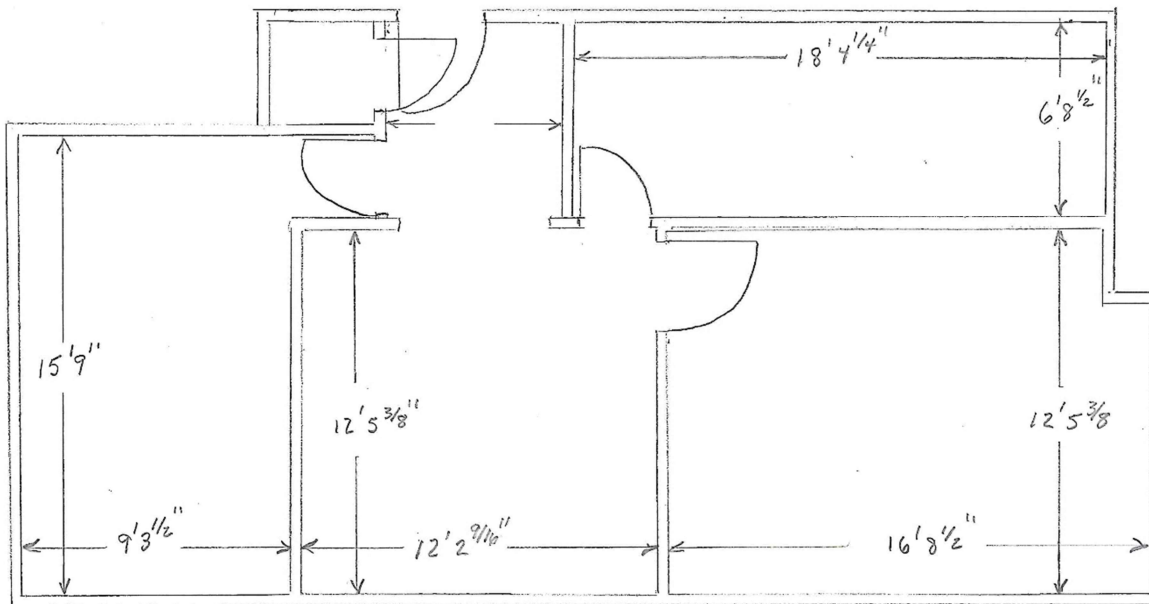
EXPENSES

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

COMMENTS Perfect for small office users in the heart of Glastonbury. Space consists of one office, a conference room, reception area, and a large storage room.

DIRECTIONS Route 2, Exit 8. Right onto Hebron Avenue. Right onto Main Street. Property on the Right.

2nd Floor Space: 825± SF Available



Property Highlights

- 8,690± SF Building
- 825± SF Available
 - 2nd Floor Space
- 2 Stories
- 1.50 Acres
- 30± Parking Spaces
- Zoning: CD
- Excellent Visibility
- Traffic: 5,700± ADT
- Route 2, Exit 8
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



Connect with Us



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.