

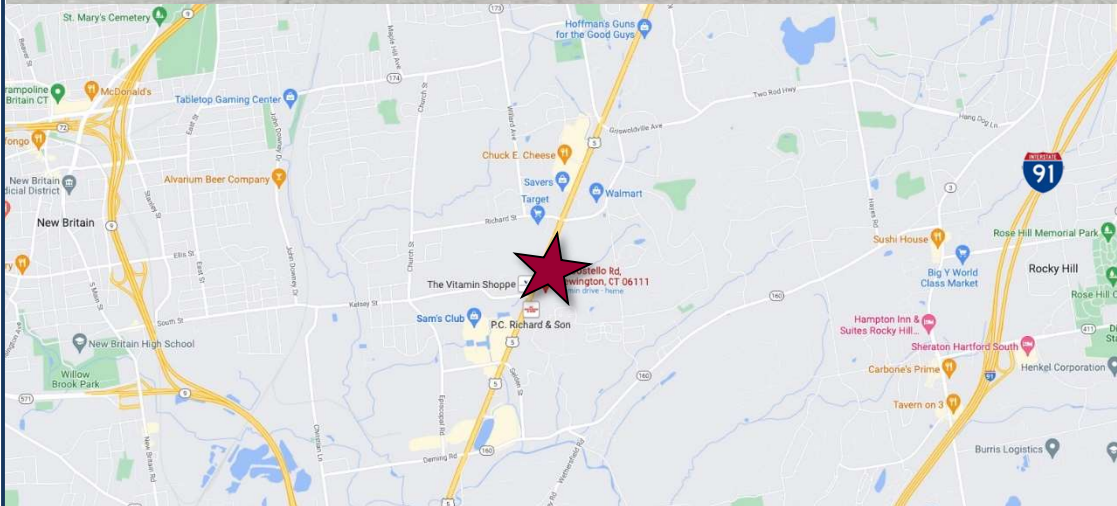
FOR LEASE | 10,334± SF FREE STANDING RETAIL BUILDING SITUATED ON 0.78± ACRE IN PD ZONE

45 Costello Road, Newington, CT 06111

REDUCED LEASE RATE: \$11.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 10,334± SF Available
- 1 Story
- 0.78± Acre
- 56 Parking Spaces
- Signage: On-building / Pylon
- Zoning: PD
- Traffic: 34,700 ADT
 - Costello Rd & Berlin Tpke
- Visibility from Berlin Tpke
- I-91, Exit 28 | Route 5/15

For more information contact:

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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	10,334± SF
AVAILABLE AREA	10,334± SF
NUMBER OF FLOORS	1
DRIVE-IN DOORS	1 Drive-in Door
CONSTRUCTION	Masonry / Concrete Block
ROOF TYPE	Flat, EPDM Rubber Membrane
YEAR BUILT	1964

MECHANICAL EQUIPMENT

AIR CONDITIONING	100%
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	No
ELECTRIC SERVICE	TBD

AREA RETAIL Best Buy, Wood-N-Tap, Raymour & Flanigan, PC Richard & Son, Anytime Fitness, IHop, Target, Lowe's, Ashley Furniture

COMMENTS Former Goodwill with ample parking and 550± SF Canopy

DIRECTIONS I-91, Exit 28. South on Route 5/15 (Berlin Tpke). Left onto Costello Rd.

SITE INFORMATION

SITE AREA	0.78± Acre
ZONING	PD
PARKING	56 Spaces
SIGNAGE	On Building / Pylon
VISIBILITY	Excellent from Berlin Tpke
HWY.ACCESS	I-91, Exit 28 Rt. 5/15
TRAFFIC COUNT	34,700 ADT on Rt. 5/15

UTILITIES

SEWER	City
WATER	Well
GAS	Yes

EXPENSES

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

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- Traffic: 34,700 ADT
 - Costello Rd & Berlin Tpke
- Visibility from Berlin Tpke
- I-91, Exit 28 | Route 5/15
- Many area amenities
 - Shopping
 - Banking
 - Dining



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