

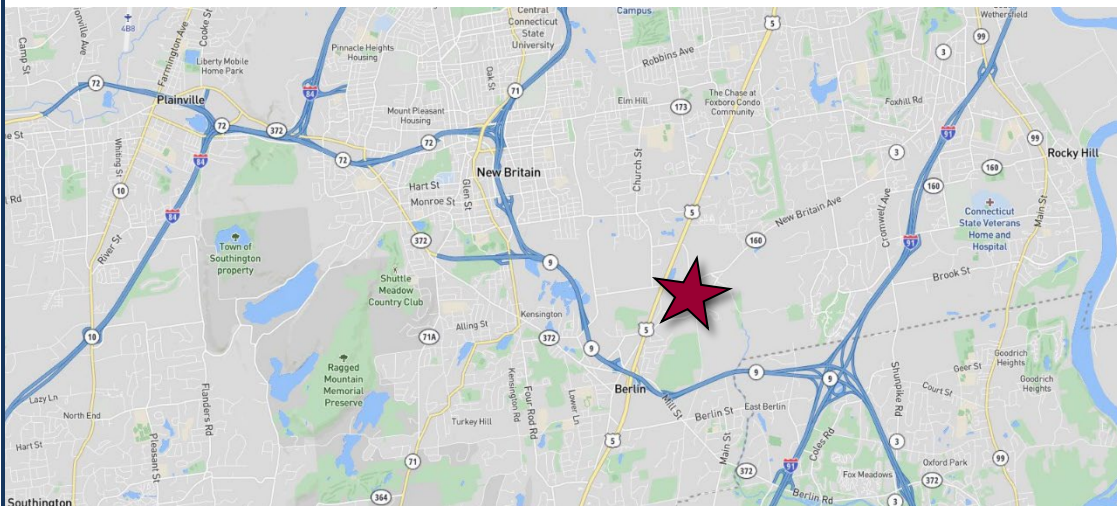
FOR LEASE | 2,307± SF OFFICE SPACE ACCESS TO COMMON KITCHEN & REST ROOMS

124 White Oak Drive, Berlin, CT 06037

LEASE RATE: \$2,300/month modified gross (\$12.00±/SF)



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 18,000± SF Building
- 1 Story
- 2,307± SF Available
- 3.05± Acres
- Ample parking
- Access to common kitchen & Rest rooms
- Signage: Monument
- Zoning: PI
- Route 9, Exit 21
- Many area amenities

For more information contact:

Luke Massirio | 860.761.6016 | lmassirio@orlcommercial.com or Jay Morris | 860.721.0033 | jmorris@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	18,000± SF
AVAILABLE AREA	2,307± SF
MAX CONTIGUOUS AREA	2,307± SF
WILL SUBDIVIDE TO	2,307± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	9' 4"
CONSTRUCTION	Steel Frame, Masonry
ROOF TYPE	Flat, Tar & Gravel/Rubber
YEAR BUILT	1990

SITE INFORMATION

SITE AREA	3.05± Acres
ZONING	PI
PARKING	Ample
SIGNAGE	Monument
VISIBILITY	White Oak Drive
HWY.ACCESS	Route 9, Exit 21

UTILITIES

SEWER/WATER	City
GAS	Yes

MECHANICAL EQUIPMENT

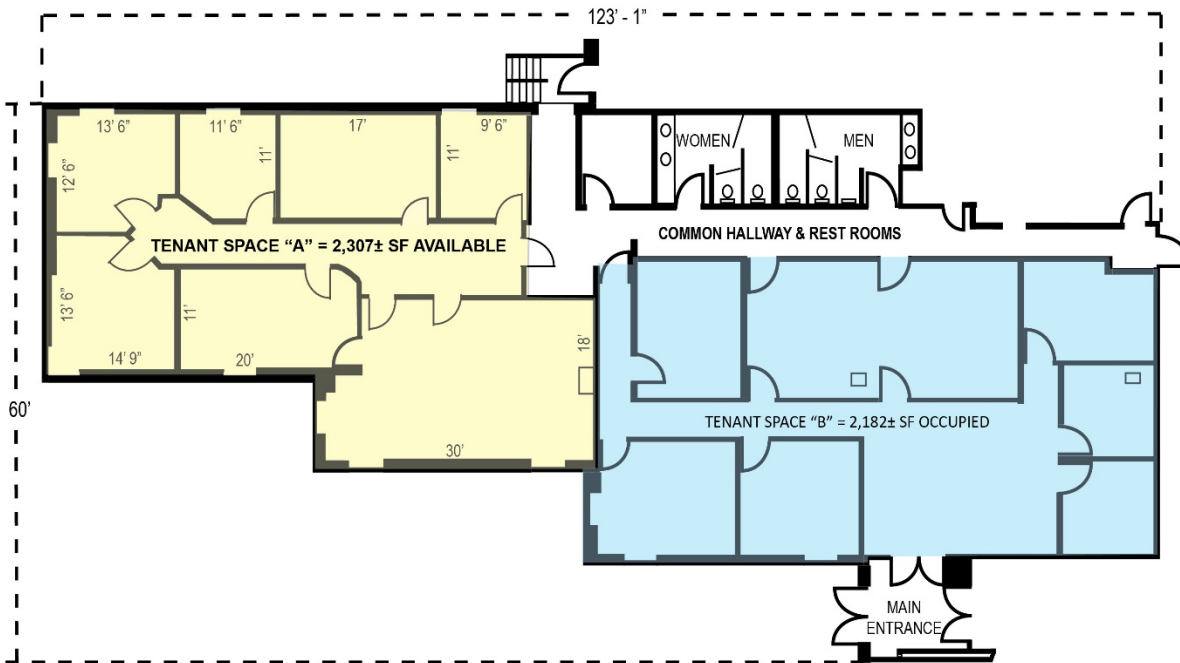
AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	No
ELECTRIC SERVICE	200 amp 120/208 v, 3 phase

EXPENSES

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

COMMENTS Access to common kitchen and restrooms. Tenant must provide own dumpster.

DIRECTIONS Route 9, Exit 21. Right on Berlin Tpke, Right on Wethersfield Rd, Right on White Oak Dr.



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 - Shopping
 - Banking
 - Dining



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