

FOR LEASE | UP TO 5,000± SF OFFICE/MEDICAL SPACE

Old Mill Square

58 West Main Street, Plainville, CT

LEASE RATE: \$12.00/SF NNN

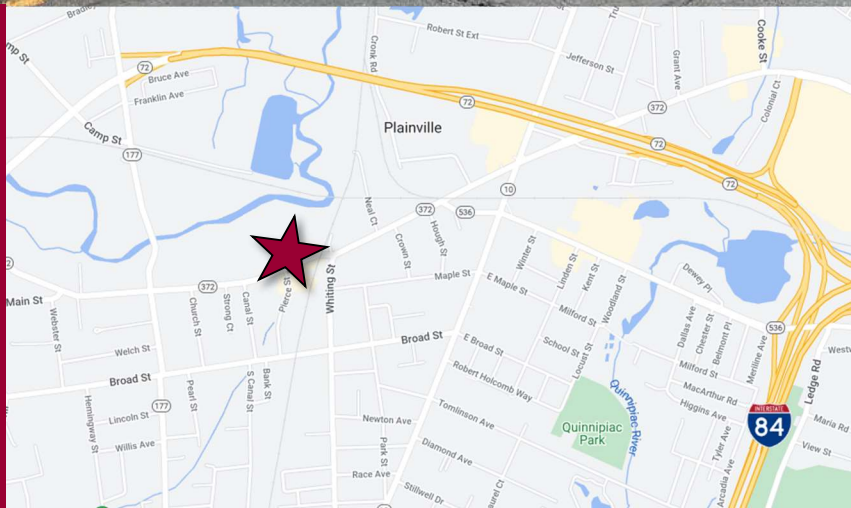


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Traffic Count: 17,056 ADT
- 25 Parking Spaces
- 1.63 acre
- Up to 5,000 SF contiguous
- Can demise to 1,100 SF
- Exposed Brick
- NNN approximately \$3.00/SF
- Medical office available

For more information contact:

Thomas Wilks | 860.761.6018 | twilks@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	B1: 9,036± SF, B2: 4,890 SF
AVAILABLE AREA	5,000± SF
MAX CONTIGUOUS AREA	5,000± SF
WILL SUBDIVIDE TO	1,100± SF
NUMBER OF FLOORS	1
CONSTRUCTION	Brick Veneer, Masonry
ROOF TYPE	Gable, Asphalt Shingle
YEAR BUILT	1900, 2005

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Hot Air
SPRINKLERED	No
ELECTRIC SERVICE	TBD

SITE INFORMATION

SITE AREA	1.63 acre
ZONING	CC
PARKING	25 parking spaces
SIGNAGE	On-Building and pylon
VISIBILITY	Excellent on W Main St.
HWY.ACCESS	Rt. 72 and I-84
TRAFFIC COUNT	17,056 ADT

UTILITIES

SEWER/WATER	Public
GAS	Yes

EXPENSES

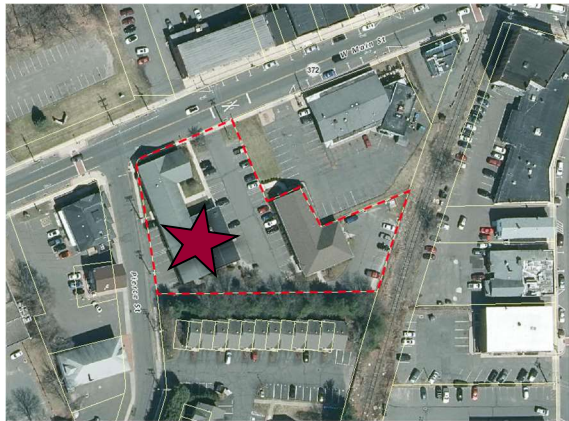
RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord

COMMENTS Medical/Office Space

DIRECTIONS I-84 West to Exit 33, left on Rt 372. Property on left in 1.3 miles

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- Exposed Brick
- NNN approximately \$3.00/SF
- Medical office available
- Many area amenities
 - Shopping
 - Banking
 - Dining



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FIND US ON



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