

FOR LEASE | 1,700± SF RETAIL SPACE AMPLE PARKING | HEAVY RETAIL TRADE AREA

11 Berlin Road, Cromwell, CT 06416

LEASE RATE: \$1,450/MO GROSS PLUS UTILITIES

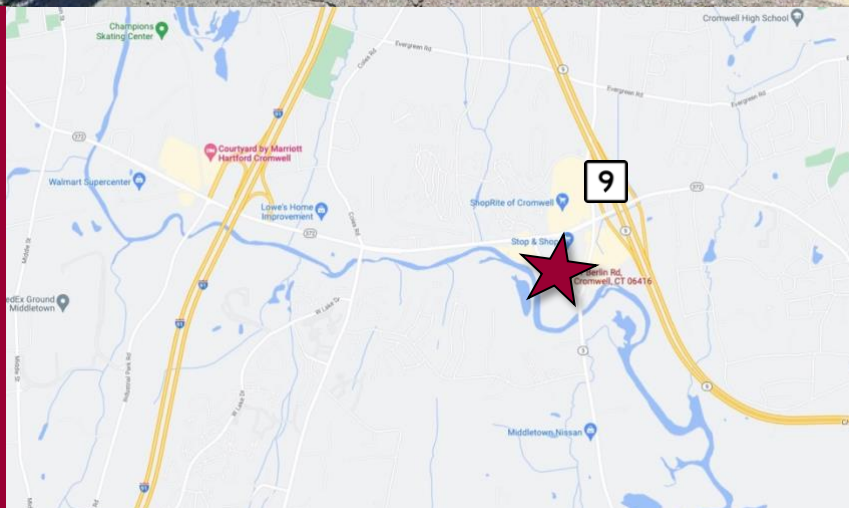


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 1,700± SF Available
- 5,016± SF Building
- 1 Story
- 0.66± Acre
- 45 Parking Spaces
- Zoning: HB
- Heavy Retail Trade Area
- Frontage: 153'
- Route 9, Exit 19
- Many area amenities

For more information contact:

Luke Massirio | 860-761-6016 | lmassirio@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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AMPLE PARKING | HEAVY RETAIL TRADE AREA

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BUILDING INFORMATION

GROSS BLD. AREA 5,016± SF
AVAILABLE AREA 1,700± SF
NUMBER OF FLOORS 1
CONSTRUCTION Concrete
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1988

SITE INFORMATION

SITE AREA 0.66 acre
ZONING HB
PARKING 45 spaces
SIGNAGE Pylon / On-Building
VISIBILITY Excellent
FRONTAGE 153'
HWY. ACCESS Route 9, Exit 19
TRAFFIC COUNT 4,200 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Electric, Forced Air
SPRINKLERED None
ELECTRIC SERVICE TBD

UTILITIES

SEWER Public
WATER Public
GAS None

OTHER TENANTS

Party Pizza, Salon Elite

AREA RETAIL

Taco Bell, Dunkin, Splash
Car Wash, McDonald's,
Parisian Salon & Day Spa

EXPENSES

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

COMMENTS Ample parking, close to highways

DIRECTIONS Route 9, Exit 19. Right onto West St (CT-372). Left onto Shunpike Rd (CT-3). Right onto Berlin Rd (CT-524). Property is on the left.

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- Frontage: 153'
- Route 9, Exit 19
- Many area amenities
 - Shopping
 - Banking
 - Dining



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