

# FOR LEASE | 4,000± SF FLEX BUILDING

## 2 DRIVE-IN DOORS | 2,500± SF OFFICE / 1,500± SF WAREHOUSE

714 North Mountain Road, Newington, CT 06111

LEASE RATE: \$3,300/MO MODIFIED GROSS

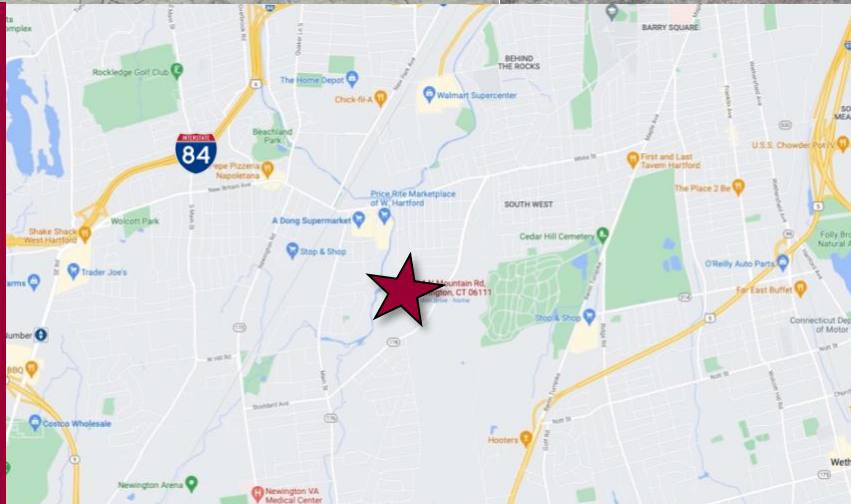


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### Property Highlights

- 4,000± SF Building
  - 2,500± SF Office
  - 1,500± SF Warehouse
- 2 Drive-in Doors
- 0.46 Acre
- 15 Parking Spaces
- Clear Height: 12'
- Zoning: I
- I-84, Exit 45
- Many area amenities

For more information contact:

Kyleigh Caron | 860-761-6004 | [kcaron@orlcommercial.com](mailto:kcaron@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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 4,000± SF  
AVAILABLE AREA 4,000± SF  
OFFICE AREA 2,500± SF  
WAREHOUSE AREA 1,500± SF  
NUMBER OF FLOORS 1  
CLEAR HEIGHT 12'  
DRIVE-IN DOORS 2  
CONSTRUCTION Masonry  
ROOF TYPE Flat  
YEAR BUILT 1962

### SITE INFORMATION

SITE AREA 0.46 Acre  
ZONING I  
PARKING 15 spaces, front & rear  
SIGNAGE On-Building  
VISIBILITY Excellent on N Mountain Rd  
FRONTAGE 64'  
HWY.ACCESS I-84, Exit 45

### UTILITIES

SEWER City  
WATER City  
GAS Yes

### MECHANICAL EQUIPMENT

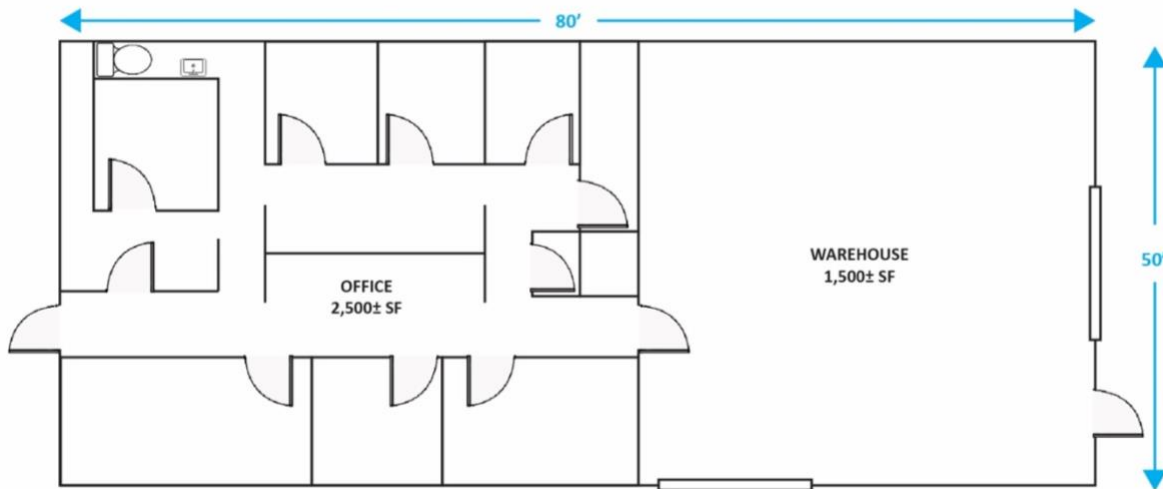
AIR CONDITIONING Office Only  
TYPE OF HEAT Gas, Forced Hot Air  
SPRINKLERED None  
ELECTRIC SERVICE 200 amp / 240 volt

### EXPENSES

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

**COMMENTS** Conference room, kitchen space, and 5 offices.

**DIRECTIONS** I-84 Exit 45, Left on Flatbush Ave, Right on Brookfield St, Right on Newington Ave/Rt. 176, Right on N Mountain Road.



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- Zoning: I
- I-84, Exit 45
- Many area amenities
  - Shopping
  - Banking
  - Dining



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