

FOR LEASE | 10,282± SF INDUSTRIAL BUILDING

1 ROLL UP DOOR (8' X 12') | 1.14± ACRES IN RC ZONE

36 Mill Street, Wethersfield, CT 06109

LEASE RATE: \$8.75/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 10,282± SF Building
- Single Story
- Clear Height: 14'
- 1 Roll Up Door (8' x 12')
- 1.14± Acres
- Zoning: RC
- Ample Parking
- Signage: Pylon
- Frontage: 150'
- I-91, Exit 24
- Many area amenities

For more information contact:

Luke Massirio | 860-761-6016 | lmassirio@orlcommercial.com | & 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	10,282± SF
AVAILABLE AREA	10,282± SF
NUMBER OF FLOORS	1
FLOOR PLATE	10,282± SF
CLEAR HEIGHT	14'
ROLL UP DOORS	1 (8' x 12')
CONSTRUCTION	Concrete Block
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1955

SITE INFORMATION

SITE AREA	1.14± acres
ZONING	RC
PARKING	Ample
SIGNAGE	Pylon
VISIBILITY	Excellent on Mill St
FRONTAGE	150'
HWY. ACCESS	I-91, Exit 24
TRAFFIC COUNT	5,000± ADT

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

EXPENSES

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

MECHANICAL EQUIPMENT

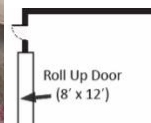
AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	No
ELECTRIC SERVICE	400 amp, 240 volt

COMMENTS Entire building available for lease on July 1, 2023

DIRECTIONS I-91 Exit 24. Left onto Silas Deane Hwy (Rt.99). Right onto Mill St. Property on the Right.

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- Frontage: 150'
- I-91, Exit 24
- Many area amenities
 - Shopping, Banking, Dining



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