

FOR LEASE | 8,740± SF MEDICAL/OFFICE SPACE

3RD FLOOR AVAILABLE

1645 Ellington Road, South Windsor, CT 06074

Call for Pricing

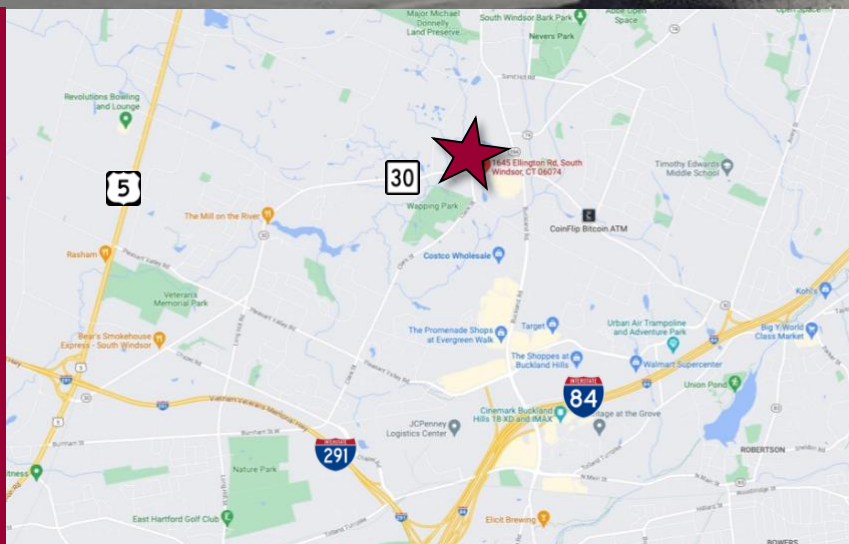


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Property Highlights

- 8,740± SF Available
- 3rd Floor Office Space
- 3 Story Building
- 1 Elevator
- Fully Sprinklered - Wet
- 128 Parking Spaces
- 8.35 Acres
- Zoning: RC
- I-84, Exit 63
- Emergency Generator
- Many area amenities

For more information contact: **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 32,090± SF
AVAILABLE AREA 8,740± SF
MAX CONTIGUOUS AREA 8,740± SF
WILL SUBDIVIDE TO TBD
NUMBER OF FLOORS 3
FLOOR PLATE 10,390± SF
CORE FACTOR TBD
CONSTRUCTION Masonry
ROOF TYPE Gable, Arch. Shingles
YEAR BUILT 1999

SITE INFORMATION

SITE AREA 8.35 Acres
ZONING RC
PARKING 128 Parking Spaces
SIGNAGE Directory
VISIBILITY Excellent
FRONTAGE 521' on Ellington Rd
HWY. ACCESS I-84, Exit 63
TRAFFIC COUNT 9,900 ADT

UTILITIES

SEWER City
WATER City
GAS Yes

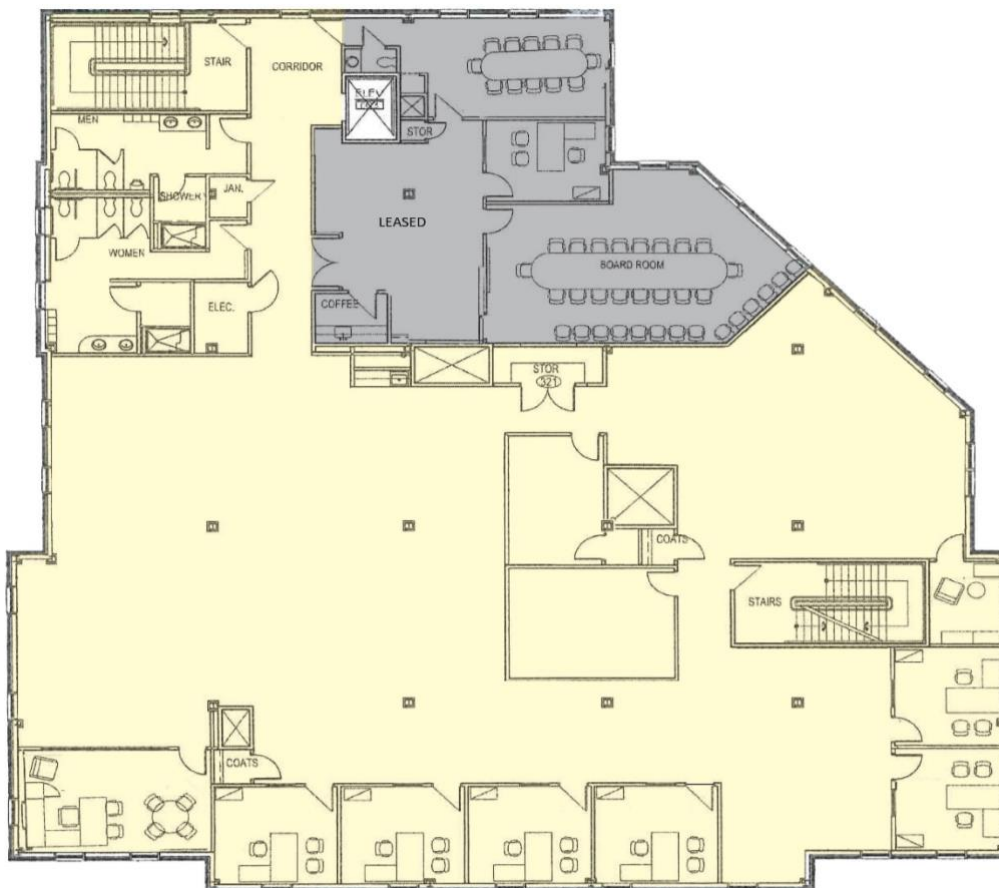
MECHANICAL EQUIPMENT

AIR CONDITIONING Centra Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED 100% Wet
ELECTRIC SERVICE TBD
ELEVATOR(S) 1
GENERATOR Emergency Generator

COMMENTS Beautifully finished office space

DIRECTIONS I-84, Exit 63. Right onto Deming Street (Rt. 30). Straight onto Ellington Road (Rt. 30). Property is on the left.

3rd Floor
Available
8,740± SF



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- I-84, Exit 63
- Emergency Generator
- Many area amenities
 - Shopping
 - Banking
 - Dining

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