

FOR SUBLEASE | 4,515± SF MEDICAL/DAYCARE/SCHOOL

SUBLEASE EXPIRES ON 11/30/25 | CAN LIKELY BE EXTENDED

491 Buckland Road, South Windsor, CT 06074

SUBLEASE RATE: \$20.50/SF plus utilities and janitorial

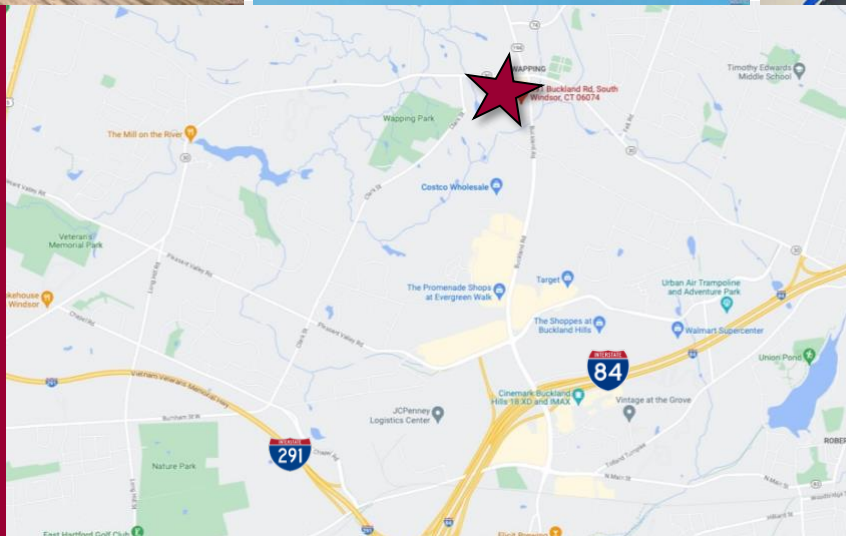


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 4,515± SF Available
- Sublease Expires 11/30/2025, Can likely be extended
- 1 Story
- 0.91 Acre
- Ample Parking
- Zoning: RC
- Traffic: 20,500 ADT
- I-84, Exit 60
- 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 6,400± SF
AVAILABLE AREA 4,515± SF
MAX CONTIGUOUS AREA 4,515± SF
WILL SUBDIVIDE TO TBD
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Hip
YEAR BUILT 1985

SITE INFORMATION

SITE AREA 0.94 Acre
ZONING RC
PARKING Ample
SIGNAGE On-building
VISIBILITY Excellent
FRONTAGE 200' on Buckland Rd
HWY. ACCESS I-84, Exit 60
TRAFFIC COUNT 20,500 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING None
TYPE OF HEAT Heat Pump, Forced Hot Air
SPRINKLERED None
ELECTRIC SERVICE TBD

UTILITIES

SEWER City
WATER City
GAS Yes

EXPENSES

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

COMMENTS Currently built out as school

DIRECTIONS I-84, Exit 60. Right onto Pleasant Valley Road. Left onto Buckland Road.

Property Highlights

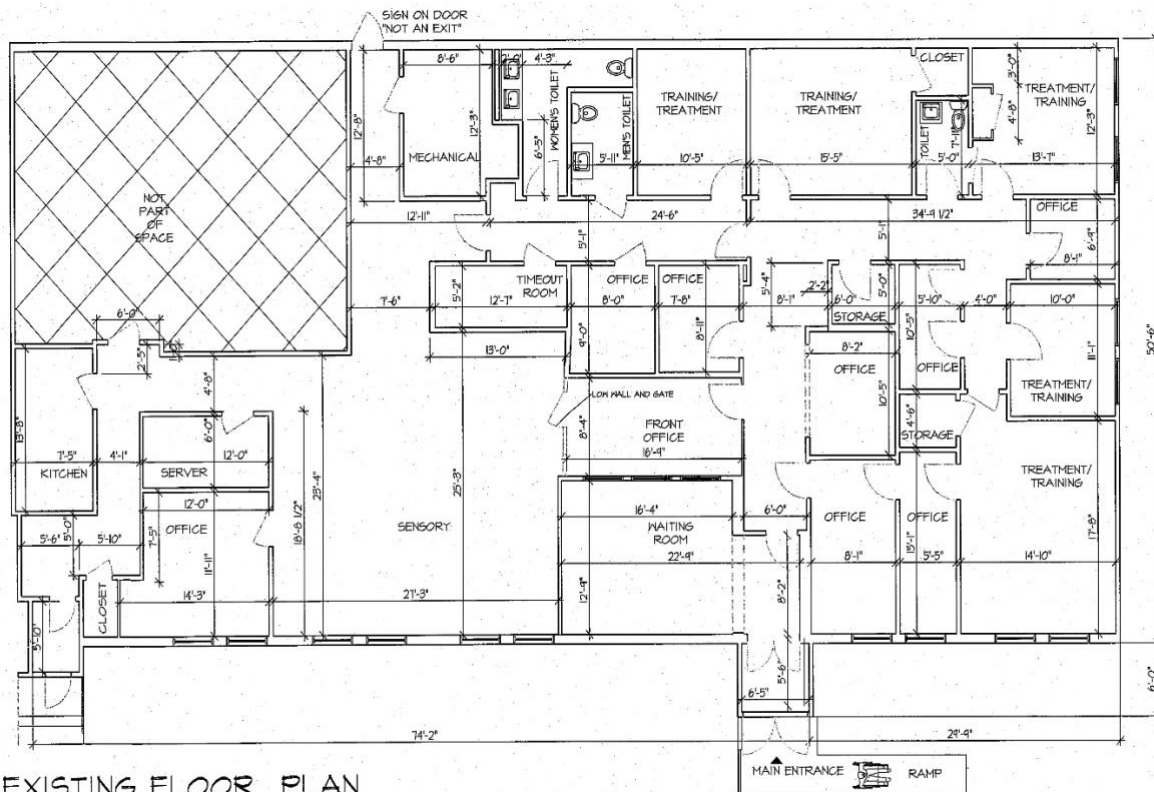
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- I-84, Exit 60
- Many area amenities
 - Shopping
 - Banking
 - Dining



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