

FOR SUBLEASE | 1.66± ACRES OF VACANT LAND

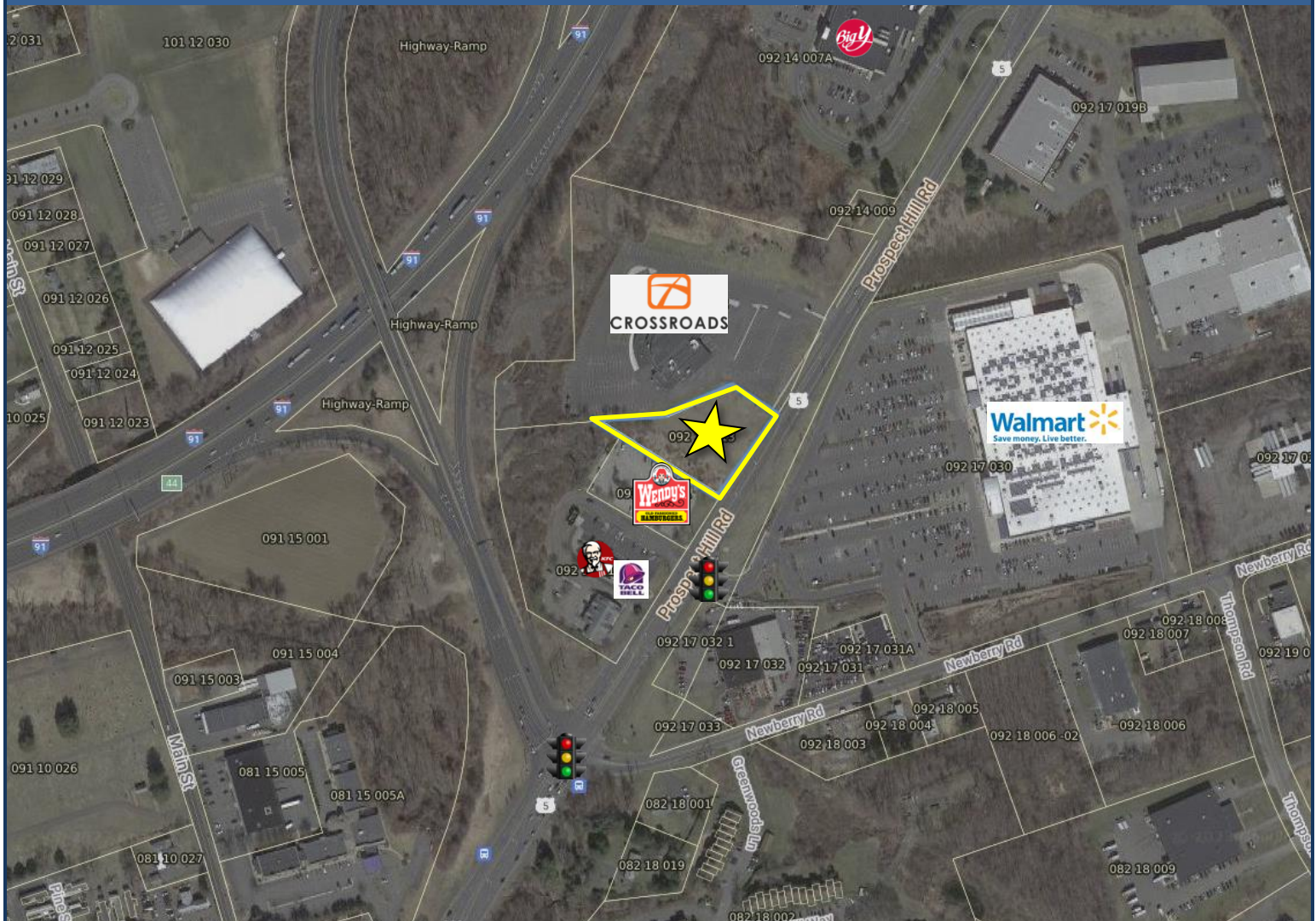
ZONING: M-1 | TRAFFIC: 12,600 ADT

49 Prospect Hill Road, East Windsor, CT 06088

SUBLEASE RATE: \$54,000/YR | SUBLEASE EXPIRES ON JUNE 30, 2027

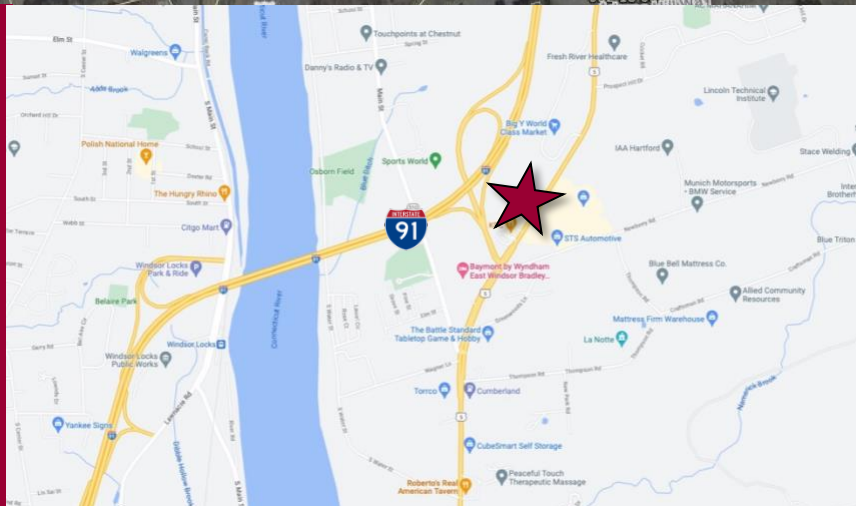


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 1.66± Acres
- Vacant Retail Land
- Zoning: M-1
- Traffic: 12,600 ADT
- Easy off & on from I-91
- I-91, Exit 44
- Many area amenities
 - Shopping
 - Banking
 - Dining

For more information contact:

Andrew Hale | 860-761-6005 | ahale@orlcommercial.com or Thomas Wilks | 860-761-6018 | twilks@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/MAP ADDRESS 092/14/013//

TOTAL SITE AREA 1.66± Acres

NUMBER OF LOTS 1

RESTRICTIONS TBD

SITE PLAN APPROVAL TBD

WETLANDS No

EXISTING BUILDINGS None

SITE INFORMATION

TOPOGRAPHY Level

ZONING M-1

VISIBILITY Excellent

FRONTAGE 260'

HWY.ACCESS I-91, Exit 44

TRAFFIC COUNT 12,600 ADT

ZONING PERMITTED USES

Special Permit Daycare, Hotel, Heavy
Manufacturing, Auto Repair,
Adult, Pet Boarding

Permitted Agriculture, Dry Cleaning, Bank,
Office, Medical, School, Storage
Yard, Warehouse/Distribution,
Retail

AREA RETAIL Wendy's, KFC/Taco Bell,
Walmart, Big Y, Dunkin'

COMMENTS Vacant Retail Land

DIRECTIONS I-91 Exit 44. Left onto Prospect Hill Road. Property on the left.

UTILITIES

SEWER Public

WATER Public

GAS Yes

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord

UTILITIES ☒ Tenant ☐ Landlord

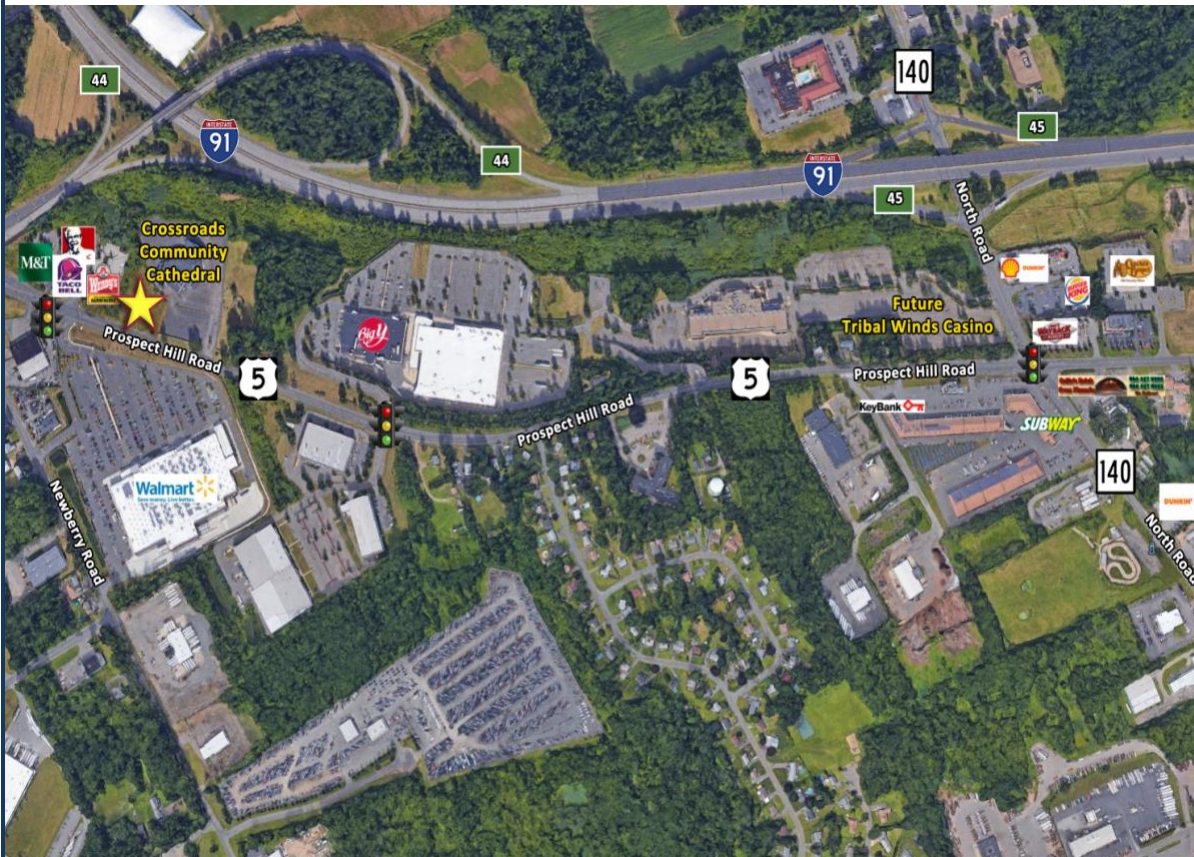
INSURANCE ☒ Tenant ☐ Landlord

MAINTENANCE ☒ Tenant ☐ Landlord

JANITORIAL ☒ Tenant ☐ Landlord

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