

FOR SALE & LEASE | 6,100± SF OFFICE BUILDING

SINGLE STORY | 0.63 ACRE | WILL CONSIDER SUBDIVIDING INTO 2 SPACES

600 Corporate Row, Cromwell, CT 06416

SALE PRICE: \$695,000 | LEASE RATE: \$15/SF GROSS PLUS UTILITIES & JANITORIAL

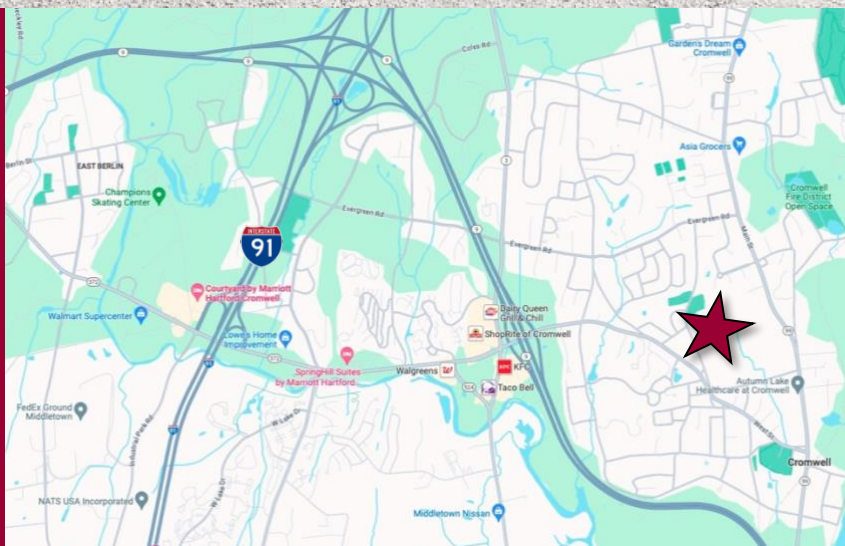


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 6,100± SF Building
- Will consider subdividing:
 - 3,050± SF
- Single Story
- 0.63 Acre
- Parking: 26 Spaces
- Signage:
 - Monument
- Zoning: IND
- Route 9, Exit 27
- Many area amenities

For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@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 6,100± SF
AVAILABLE AREA 6,100± SF
MAX CONTIGUOUS AREA 6,100± SF
MAY SUBDIVIDE TO 3,050± SF
NUMBER OF FLOORS 1
CONSTRUCTION Masonry
ROOF TYPE Flat, Metal/Tin
YEAR BUILT 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED No
ELECTRIC SERVICE 200 Amp
ELEVATOR(S) N/A
LIGHTING Parabolic

COMMENTS Attractive small office building, well maintained, office/flex park setting.

SITE INFORMATION

SITE AREA 0.63 Acre
ZONING IND
PARKING 26 Spaces
SIGNAGE Monument
HWY.ACCESS Route 9, Exit 27

UTILITIES

SEWER City
WATER City
GAS Yes

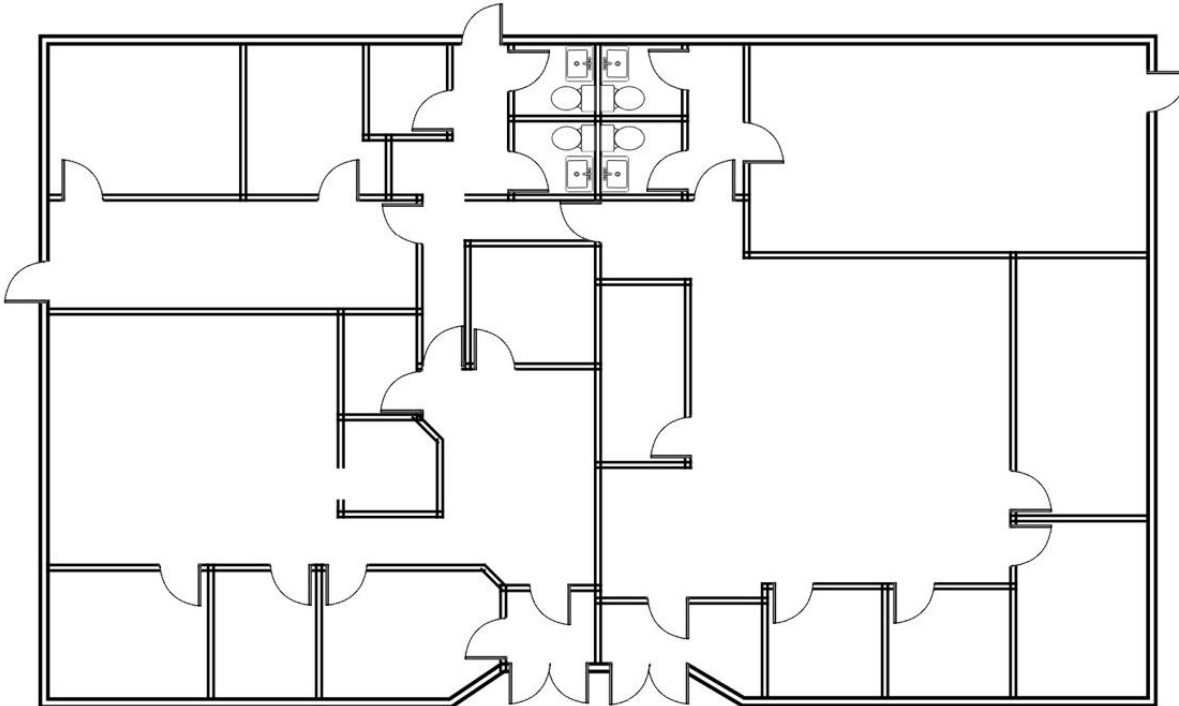
EXPENSES

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

TAXES

ASSESSMENT \$506,380
MILL RATE 29.41
TAXES \$14,893

DIRECTIONS Route 9, Exit 27. Left onto West St (Rt. 372). Left onto State Hwy. Left onto Hillside Rd. Right onto Corporate Row. Property is on the Right.



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 - Monument
- Zoning: IND
- Route 9, Exit 27
- Many area amenities
 - Shopping
 - Banking
 - Dining



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