

FOR SALE | 11,410± SF IN TWO OFFICE BUILDINGS (2,850± SF & 8,560± SF)

1.96 ACRES | I-2 ZONE | 8,560± SF AVAILABLE FOR LEASE

1295 & 1297 Blue Hills Avenue, Bloomfield, CT 06002

SALE PRICE: \$995,000 | LEASE RATE: CALL FOR DETAILS

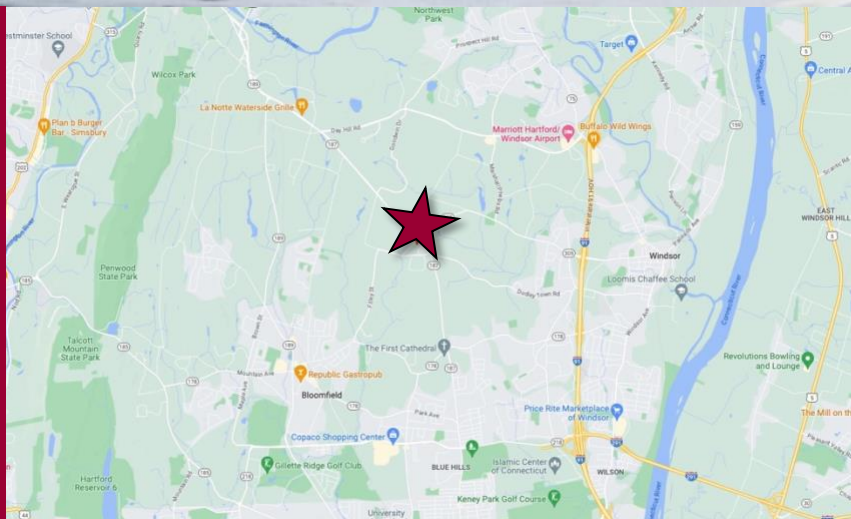


Ranked in Top 50
Commercial Firms in U.S.



**STAY UP TO DATE ON
OUR LISTINGS!**

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 11,410± SF 2 Office Buildings
- 1.96 Acres
- 2 Floors
- Signage: Monument
- Frontage: 374'
- Visibility: Excellent
- Parking: 71 Spaces
- Zoning: I-2
- Traffic: 12,800 ADT
- I-91, Exit 37

For more information contact: **Mark Berkowitz** | 860.761.6009 | mberkowitz@orlcommercial.com

Broker of Record: **Jay Morris** | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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.

FOR SALE | 11,410± SF IN TWO OFFICE BUILDINGS (2,850± SF & 8,560± SF)

1.96 ACRES | I-2 ZONE | 8,560± SF AVAILABLE FOR LEASE

1295 & 1297 Blue Hills Avenue, Bloomfield, CT 06002

SALE PRICE: \$995,000 | LEASE RATE: CALL FOR DETAILS



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 2,850± SF & 8,560± SF
AVAILABLE AREA 1297 BHA: 8,560± SF
NUMBER OF FLOORS 1 & 2
CONSTRUCTION Masonry/Brick
ROOF TYPE Hip, Arc Shingles
YEAR BUILT 1989

SITE INFORMATION

SITE AREA 1.96 acres
ZONING I-2
PARKING 71 spaces
SIGNAGE Monument
VISIBILITY Excellent
FRONTAGE 374'
HWY.ACCESS I-91, Exit 37
TRAFFIC COUNT 12,800 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas-Forced Air
SPRINKLERED None

UTILITIES

SEWER City
WATER City
GAS Yes

TENANTS Colt Archive Properties, LLC

TAXES

ASSESSMENT \$592,480
MILL RATE 39.88
TAXES \$23,628

COMMENTS Excellent opportunity for an investor or user in an attractive business setting. Highly desirable four corner intersection with a Dunkin Donuts and Cumberland Farms. Located in close proximity to Amazon, Pepperidge Farm, Kaman Corp., Home Goods and Trader Joes Distribution Centers.

DIRECTIONS I-91 N, Exit 37. Left onto Bloomfield Avenue (Rt. 305). Bear left onto Old Windsor Road (Rt. 305). Left onto Blue Hills Avenue (Rt. 187). Property immediately on Right.



Property Highlights

- 11,410± SF Office Buildings
 - 1295 Blue Hills Ave
 - 2,850± SF
 - 1 Story
 - 1297 Blue Hills Ave
 - 8,560± SF
 - 2 Stories
- 1.96 Acres
- Signage: Monument
- Frontage: 374'
- Visibility: Excellent
- Parking: 71 Spaces
- Zoning: I-2
- Traffic: 12,800 ADT
- I-91, Exit 37
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



For more information contact: Mark Berkowitz | 860.761.6009 | mberkowitz@orlcommercial.com

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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.

FOR SALE | 11,410± SF IN TWO OFFICE BUILDINGS (2,850± SF & 8,560± SF)

1.96 ACRES | I-2 ZONE | 8,560± SF AVAILABLE FOR LEASE

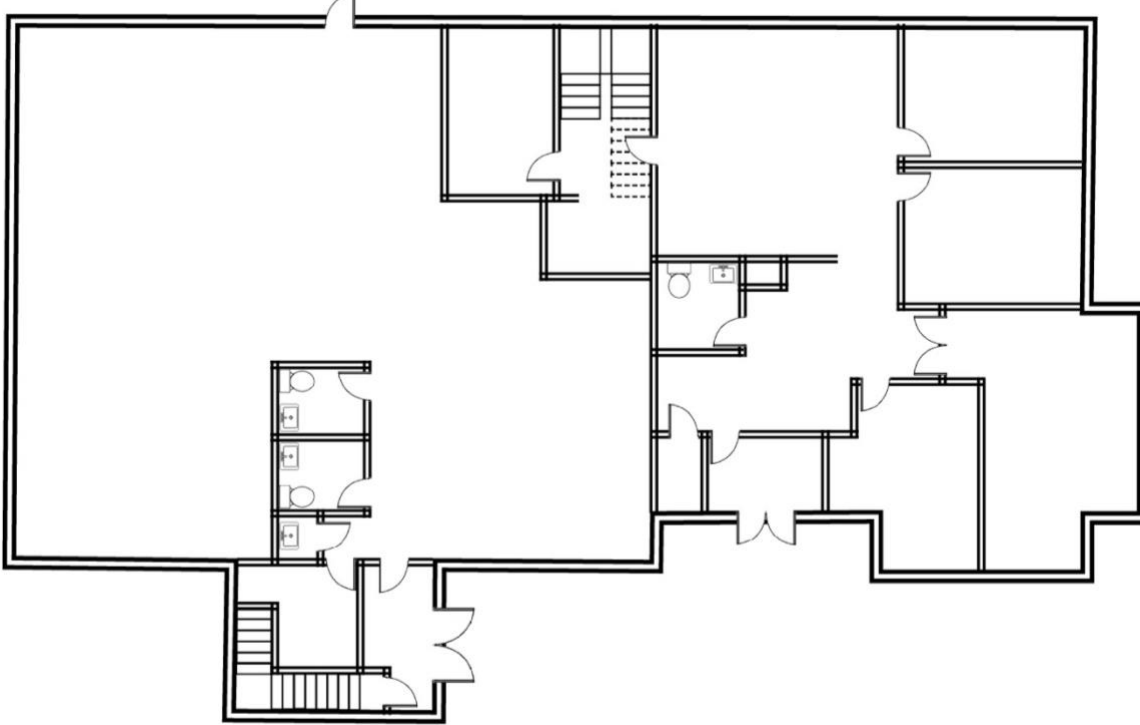
1295 & 1297 Blue Hills Avenue, Bloomfield, CT 06002

SALE PRICE: \$995,000 | LEASE RATE: CALL FOR DETAILS

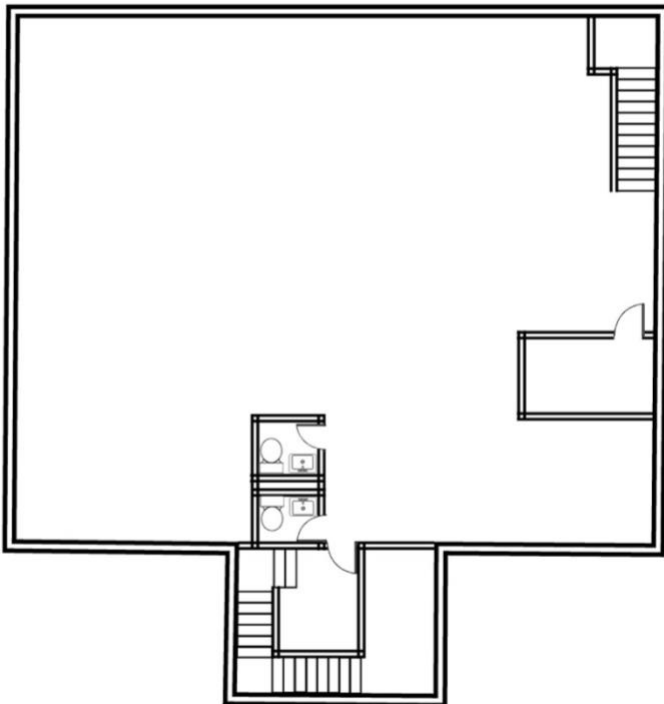


Ranked in Top 50
Commercial Firms in U.S.

1297 Blue Hills Ave: 1st Floor Plan



1297 Blue Hills Ave: 2nd Floor



Property Highlights

- 11,410± SF Office Buildings
 - 1295 Blue Hills Ave
 - 2,850± SF
 - 1 Story
 - 1297 Blue Hills Ave
 - 8,560± SF
 - 2 Stories
- 1.96 Acres
- Signage: Monument
- Frontage: 374'
- Visibility: Excellent
- Parking: 71 Spaces
- Zoning: I-2
- Traffic: 12,800 ADT
- I-91, Exit 37
- Many area amenities
 - Shopping, Banking, Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



For more information contact: **Mark Berkowitz** | 860.761.6009 | mberkowitz@orlcommercial.com

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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.