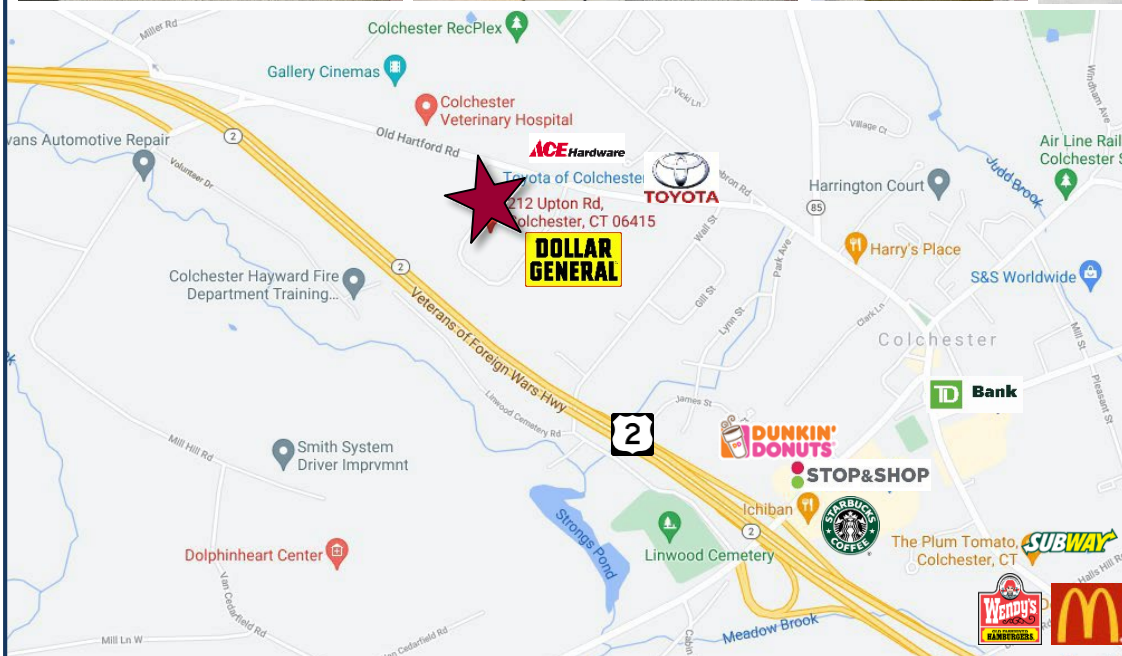


For Lease | 2,180 ± SF Medical Space

Medical Office Opportunity

212 Upton Road, Colchester, CT 06415

Lease Rate: \$21/SF or \$3,815/month



Property Highlights

- 5,040± SF Building; 2,180 SF available for lease
- Easy Access to Rt. 2, Exit 17
- Security/Alarm System
- Ample Parking, 8/1000
- 1.41 acres
- Basement Storage
- Built in 1998
- Monument Signage
- 7,847 ADT at corner of Upton and Old Hartford Rd.

For more information contact:

Mike Baldi | 860-367-6740 | mike.baldi@baldivaluation.com

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BUILDING INFORMATION

GROSS BLD. AREA	5,040± SF
AVAILABLE AREA	2,180± SF
NUMBER OF FLOORS	1
BASEMENT	Storage Available
CONSTRUCTION	Wood
ROOF TYPE	Gable/Asphalt
YEAR BUILT	1998

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Oil, forced air
SPRINKLERED	No
ELECTRIC SERVICE	TBD
SECURITY SYSTEM	Yes

SITE INFO

SITE AREA	1.41 Acres
ZONING	I
PARKING	40 Surface spaces, 8/1000
SIGNAGE	Monument
VISIBILITY	On Upton Road
FRONTAGE	183'
HWY.ACCESS	Rte 2, Exit 17
TRAFFIC COUNT	7,847 ADT at corner of Upton

UTILITIES

SEWER	Public
WATER	Public
GAS	No

AREA RETAIL Dollar General, Ace Hardware, Stop and Shop, Dunkin' Donuts

DIRECTIONS Rt. 2 East to Exit 17, Left onto Mill Hill, Right onto Old Hartford, Right onto Upton Rd.

Comments: Space is currently occupied by NPG with large waiting room, admin bullpen area, 6 exam rooms with sinks, 3 baths, 2 private offices. Good as is condition ready for medical as is.

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- Security/Alarm System
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- Built in 1998
- Monument Signage
- 7,847 ADT at corner of Upton and Old Hartford Rd
- Many area amenities
 - Shopping
 - Banking
 - Dining



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Floor Plan

