



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE

700 Corporate Row, Cromwell, CT 06416
6,250± SF Office/Flex Building on 1.04 acres

SALE PRICE: \$725,000

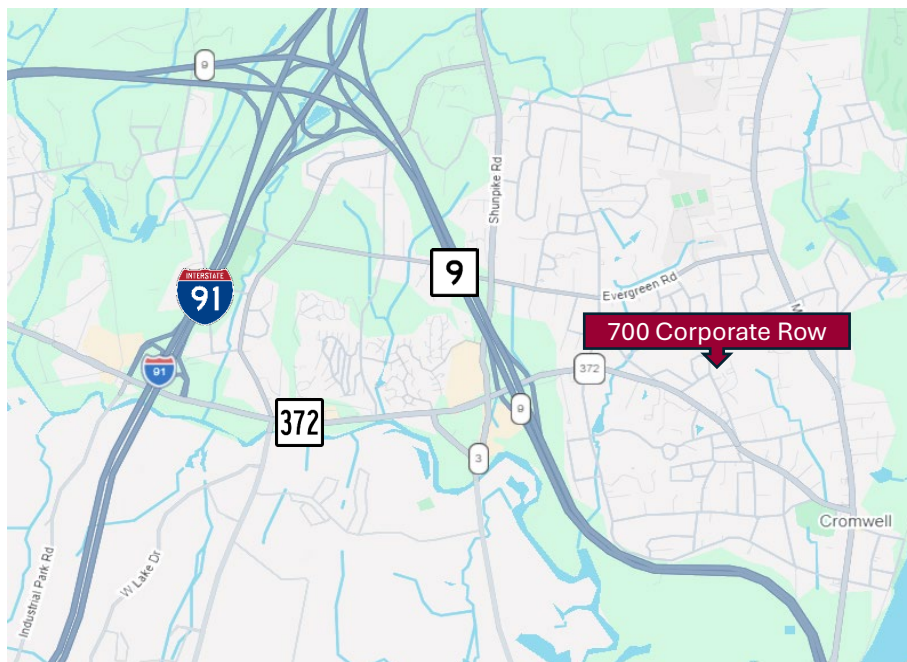
HIGHLIGHTS

- 6,250± SF 2-Story Office/Flex Building
 - 4,500± SF Office
 - 1,750± SF Warehouse
- 1 External Loading Dock with Leveler
- 1 Drive-in Door – 12' x 12'
- Zoning: I
- 1.04 Acres
- Highway Access: I-91, Rt. 9

CONTACT

Bob Gaucher | (860) 761-0774
bgaucher@orlcommercial.com

Jay L. Morris | (860) 721-0033
jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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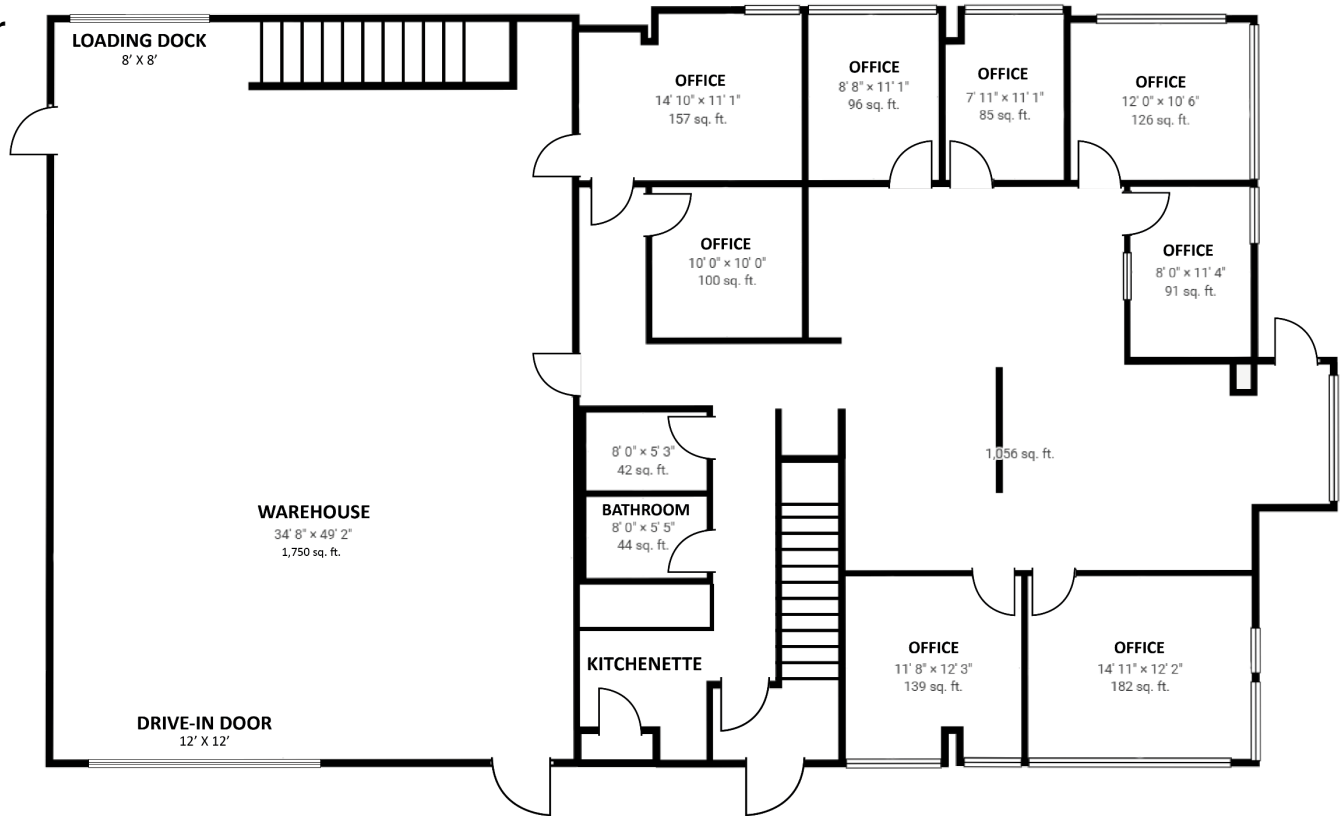
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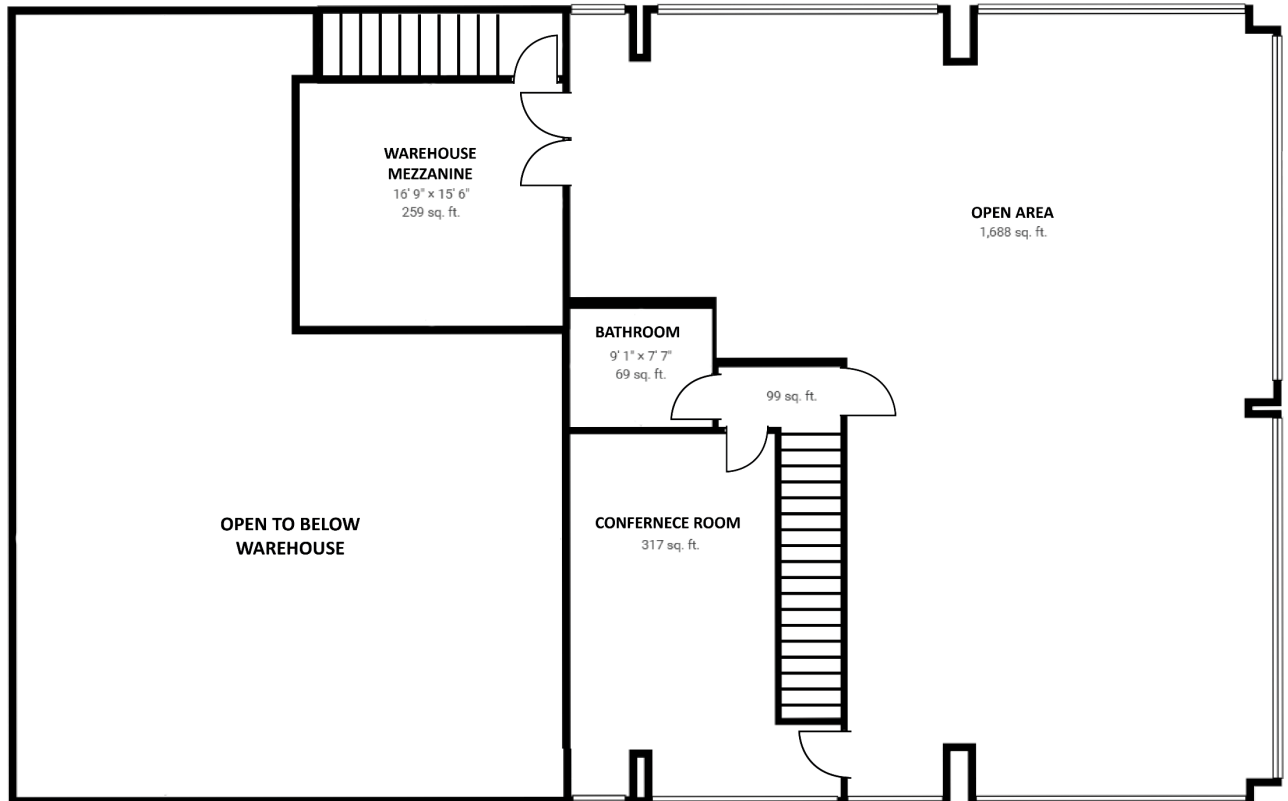
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1st Floor



2nd Floor



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BUILDING INFORMATION

GROSS BLD. AREA: 6,250± SF

AVAILABLE AREA: 6,250± SF

OF FLOORS: 2

SPACE BREAKDOWN:

Office: 4,500± SF

Warehouse: 1,750± SF

LOADING DOCKS: 1 Ext with Leveler

DRIVE-IN DOORS: 1 – 12' x 12'

CLEAR HEIGHT: 18'

CONSTRUCTION: Masonry, Concrete

ROOF TYPE: Flat, Metal, Tin

YEAR BUILT: 1988, 2005

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% Central Air

TYPE OF HEAT: Forced Hot Air

SPRINKLERED: No

ELECTRIC/POWER: 400amps

SITE INFORMATION

SITE AREA: 1.04 Acres

ZONING: I

PARKING: 29 Spaces

SIGNAGE: Monument

VISIBILITY: Good

HWY ACCESS: I-91, Rt. 9

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$455,700

MILL RATE: 29.28

TAXES: \$13,342.90 (\$2.13/SF)



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