

O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR SUBLEASE

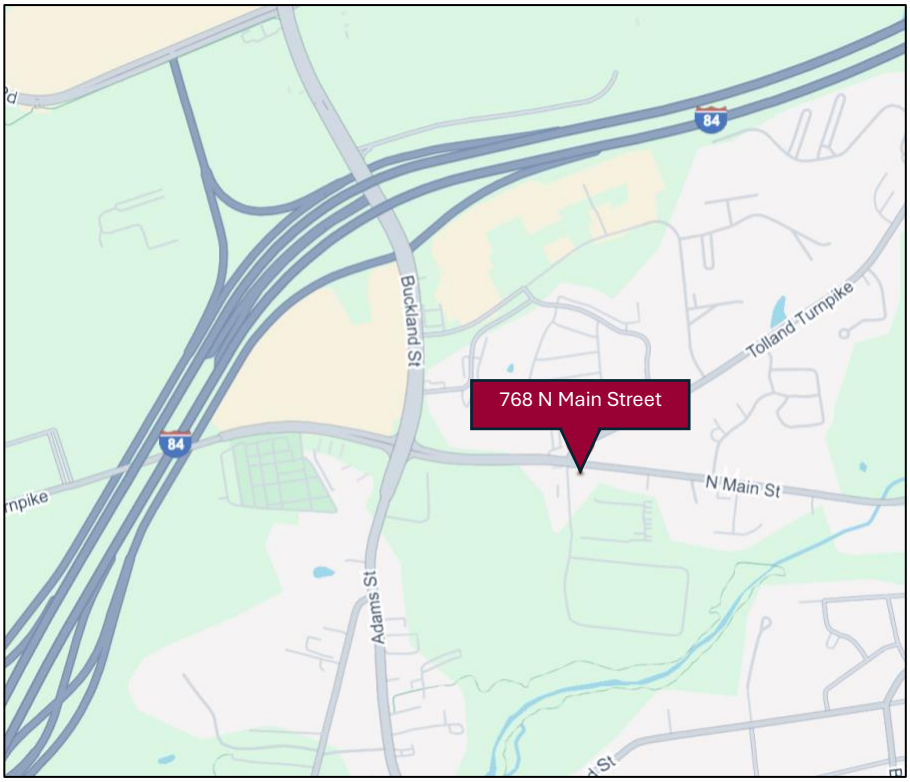
768 N Main Street, Manchester, CT 06040

2,500± SF RETAIL/BANK BUILDING

SUBLEASE RATE $20.00/SF NNN

HIGHLIGHTS

- 2,500± SF Retail/Bank
- 0.50± Acres
- 1 Floor
- Built in 2008
- 2 Drive-Thru Lanes
- 13 Parking Spaces
- GB Zone
- On Building Signage
- 18,610± ADT
- Plaza Anchored by BJ's



CONTACTS

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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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SUBLEASE RATE $20.00/SF NNN
768 N Main Street, Manchester, CT
2,500± SF RETAIL/BANK BUILDING

BUILDING INFORMATION
GROSS BLD. AREA: 2,500± SF
AVAILABLE AREA: 2,500± SF
DRIVE-THRUS: 2
CONSTRUCTION: Brick/Masonry
ROOF TYPE: Gable, Asphalt Shingle
YEAR BUILT: 2008

MECHANICAL EQUIPMENT
AIR CONDITIONING: Central
HEAT: Forced Air
SPRINKLERED: TBD

SITE INFORMATION
SITE AREA: 0.50± Acres
ZONING: GB
PARKING: 13 Spaces
SIGNAGE: On Building
VISIBILITY: N Main Street and Tolland Tpke
HWY ACCESS: I-84 Exit 62, I-291
TRAFFIC COUNT: 18,610± ADT

UTILITIES
SEWER/WATER: Public
GAS: Yes

EXPENSES

RE TAXES:	☑ Tenant ☐ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☑ Tenant ☐ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord
JANITORIAL:	☑ Tenant ☐ Landlord

COMMENTS
Visible from the light at the corner of Adams/Buckland Street and Tolland Turnpike. Great visibility from BJ's Gas Station.









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