O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR SALE/LEASE

147 MERIDEN ROAD (ROUTE 66), MIDDLEFIELD, CT

RETAIL / INDUSTRIAL BUILDINGS TOTALING 19,066± SF ON 2.69± ACRES

SALE PRICE: $1,995,000 | LEASE RATE: $8/SF NNN

HIGHLIGHTS

- ***Owner will Offer Seller Financing***
- 19,066± SF Available for Sale or Lease on 2.69± acres
- Outdoor Storage
- Excellent Visibility
- ADT: 27,800± Vehicles Per Day
- 1 Loading Dock / 1 Drive-in Door
- Highway Access to I-91 / I-691



Luke Massirio
Office: 860-761-6016
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Sam Crampton
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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.

FOR SALE/LEASE

SALE PRICE: $1,995,000

LEASE RATE: $8/SF NNN

147 Meriden Road, Middlefield, CT 06455





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147 Meriden Road, Middlefield, CT 06455

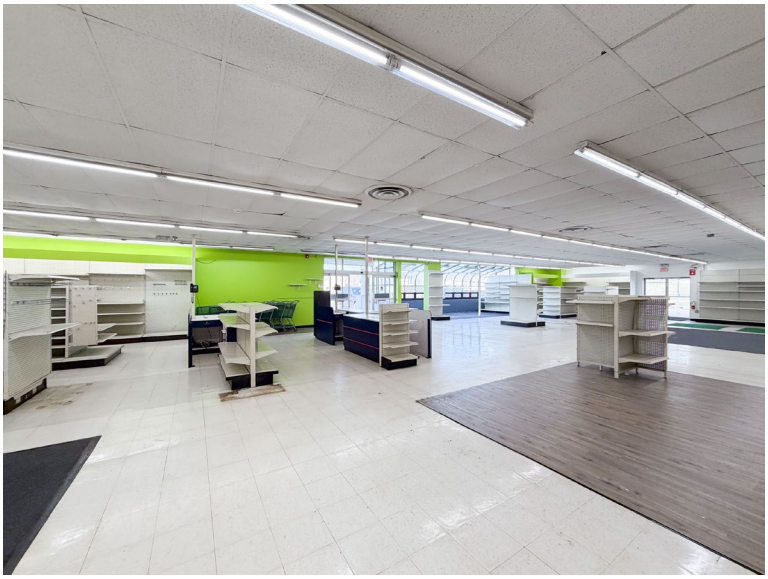
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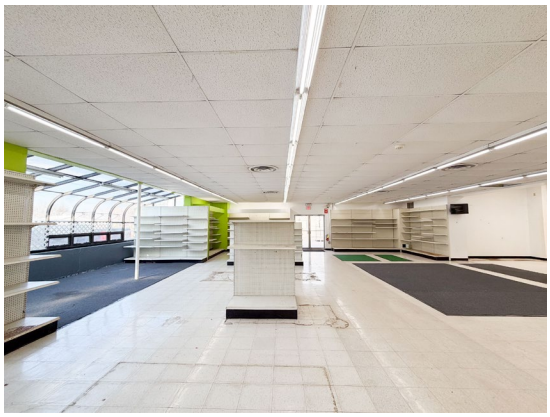














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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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FOR SALE/LEASE

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LEASE RATE: $8/SF NNN
147 Meriden Road, Middlefield, CT 06455

BUILDING INFORMATION
GROSS BLDG AREA: 16,066± SF & 3,000± SF
AVAILABLE AREA/OCCUPANCY: 19,066± SF
LOADING DOCKS: 1
DRIVE-IN DOORS: 1
CLEAR HEIGHT: Various Heights
CONSTRUCTION: Wood Frame
ROOF TYPE: Metal / Membrane
YEAR BUILT: 1963

MECHANICAL EQUIPMENT
AIR CONDITIONING: In Retail Section
HEAT: Oil / Gas
SPRINKLERED: Partial
ELECTRIC/POWER: 600amp, 220/140volts

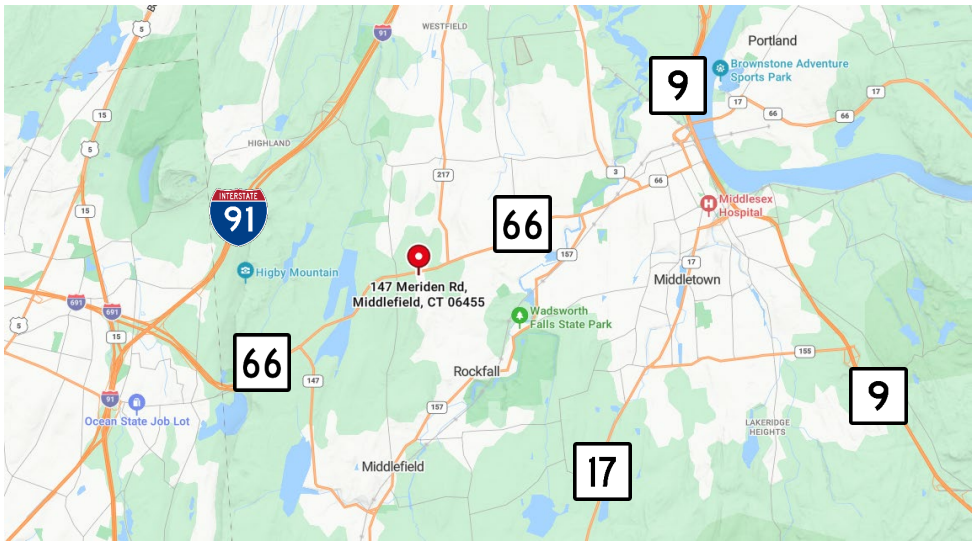
SITE INFORMATION
SITE AREA: 2.69± acres
ZONING: DD1
PARKING: 36 Spaces
SIGNAGE: Pylon
VISIBILITY/FRONTAGE: Excellent / 350 Feet
HWY ACCESS: I-91, I-691
TRAFFIC COUNT: 27,800±

UTILITIES
SEWER/WATER: Septic / Public Connected
GAS: Yes

TAXES
ASSESSMENT: $606,600
MILL RATE: 31.96
TAXES: $19,386.94 thru Jan 2027, $1.02/psf

EXPENSES

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







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