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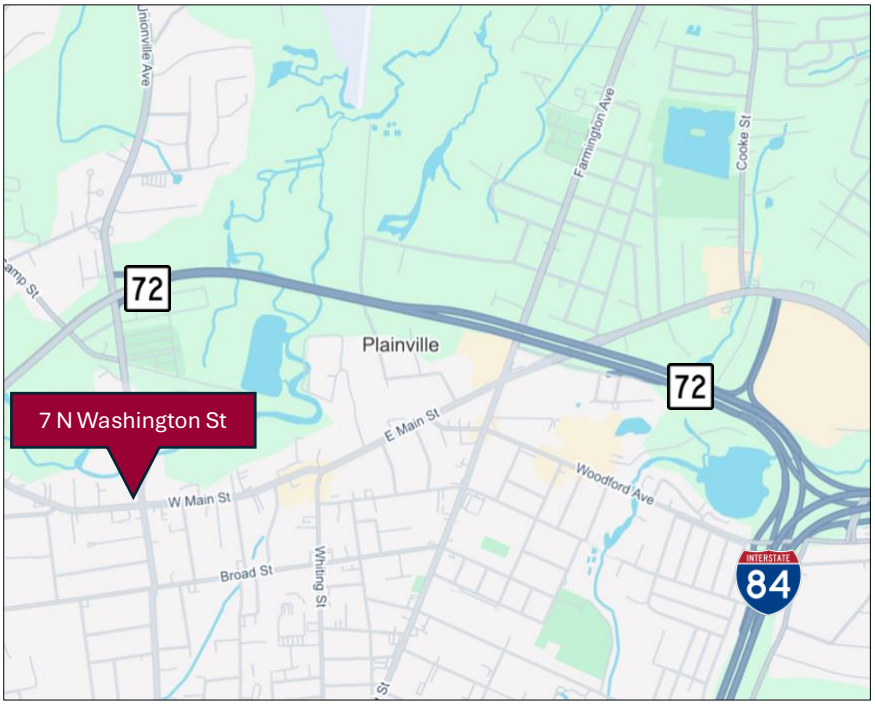
7 North Washington Street, Plainville, CT 06062

14,400± SF MEDICAL/OFFICE BUILDING

LEASE RATE: CALL FOR DETAILS

HIGHLIGHTS

- 14,400± SF Medical Office Building
- 1.28± Acres on Signalized Corner
- Build-to-suit available
- Excellent Visibility on W Main Street & N Washington Street
- Traffic Volume: 20,800± ADT
- Close Proximity to area amenities



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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7 North Washington Street, Plainville, CT 06062

14,400± SF MEDICAL OFFICE BUILDING

BUILDING INFORMATION
GROSS BLD. AREA: 14,400± SF
NUMBER OF FLOORS: Partial 2nd Floor Office
CONSTRUCTION: Brick/Masonry
ROOF TYPE: Asphalt Shingle
YEAR BUILT: 1988

MECHANICAL EQUIPMENT
AIR CONDITIONING: Central AC
HEAT: Forced Hot Air
SPRINKLERED: None

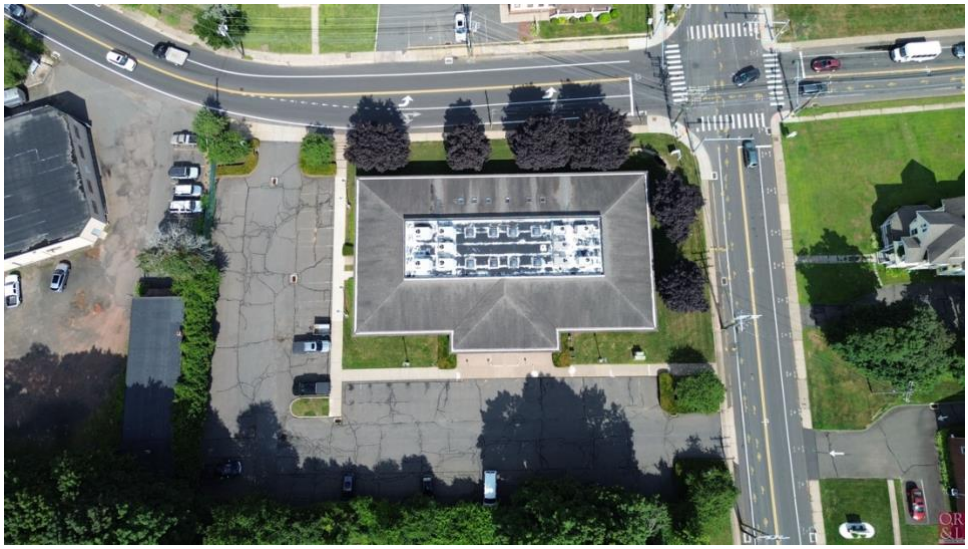
SITE INFORMATION
SITE AREA: 1.28± acres
ZONING: CC
PARKING: 65 Spaces
SIGNAGE: Monument
VISIBILITY: Excellent on W Main Street
FRONTAGE: 184'
HWY ACCESS: I-84 Exit 33
TRAFFIC COUNT: 20,800± ADT

UTILITIES
SEWER/WATER: City
GAS: Yes

TAXES
ASSESSMENT: $773,990
MILL RATE: 34.36
TAXES: $26,595/year, $1.15/SF

OTHER
PERMITTED USES: Medical, Day Care, Office, R&D, Restaurant, Veterinary Hospital, Retail

NOTES: Fully built out medical office building that can be retrofitted to retail, office, medical. Full building is available and landlord will do build-to-suit.







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