O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR LEASE

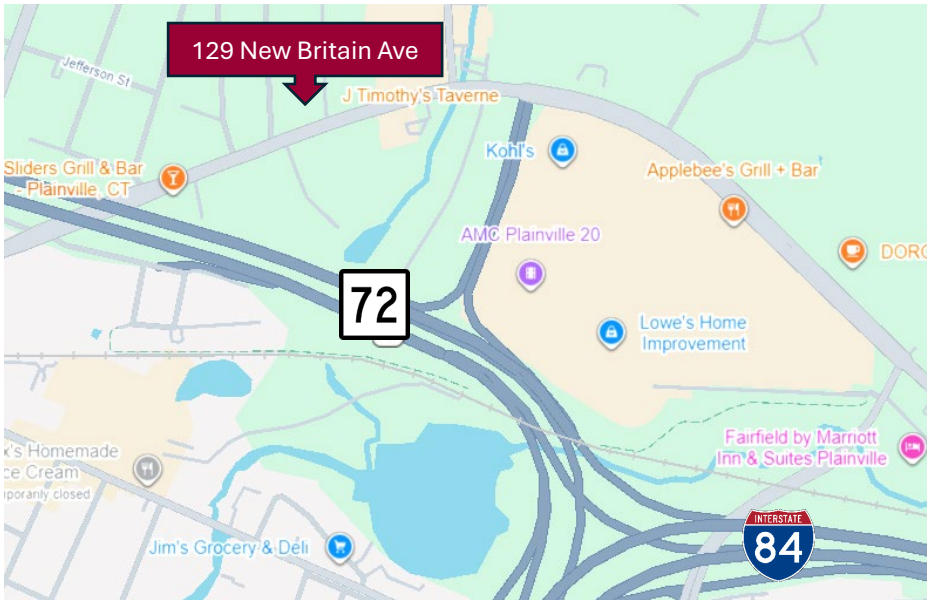
129 New Britain Avenue, Plainville, CT 06062

2,700± SF Retail Building on 0.46 Acres

LEASE RATE: $22.00/SF NNN

HIGHLIGHTS

- 2,700± SF 1-Story Retail Building
- 0.46 Acres
- 1 Drive-Thru
- 2 Curb Cuts
- 30 Parking Spaces
- Zoning: GC
- Traffic: 11,300 ADT
- High Retail Area
- Route 72, Exit 4 , I-84



CONTACTS

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LEASE RATE: $22.00/SF NNN

129 New Britain Avenue, Plainville, CT

2,700± SF Retail Building

BUILDING INFORMATION
GROSS BLD. AREA: 2,700± SF
AVAILABLE AREA: 2,700± SF
 # OF FLOORS: 1
DRIVE-THRU: 1 with 3 Lanes
CONSTRUCTION: Wood Frame
ROOF TYPE: Gable, Asphalt Shingle
YEAR BUILT: 2010

MECHANICAL EQUIPMENT
AIR CONDITIONING: Central Air
TYPE OF HEAT: Gas, Hot Air
SPRINKLERED: 100% Wet
ELECTRIC/POWER: TBD

SITE INFORMATION
SITE AREA: 0.46 Acres
ZONING: GC
PARKING: 30 Spaces
SIGNAGE: Pylon
VISIBILITY: **Excellent**
FRONTAGE: 110’ on New Britain Ave
HWY ACCESS: Route 72, Exit 4, I-84
TRAFFIC COUNT: 11,300 ADT

UTILITIES
SEWER/WATER: Public
GAS: Yes

TAXES
ASSESSMENT: TBD
MILL RATE: 35.86
TAXES: TBD

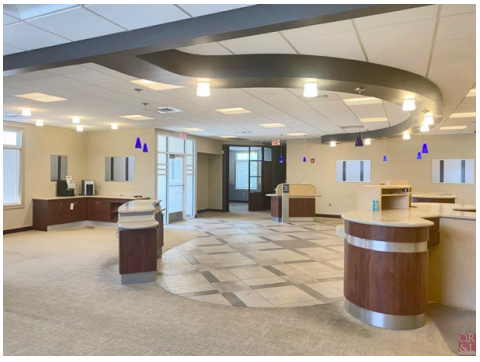
EXPENSES
RE TAXES:	☑ Tenant ☐ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☑ Tenant ☐ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord
JANITORIAL:	☑ Tenant ☐ Landlord

NNN EXPENSES: $TBD±













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