



# FOR LEASE

80 Shunpike Road, Cromwell, CT 06416

UP TO 7,400± SF FULLY BUILT OUT MEDICAL OFFICE SPACE AVAILABLE

LEASE RATE \$22.00/SF NNN

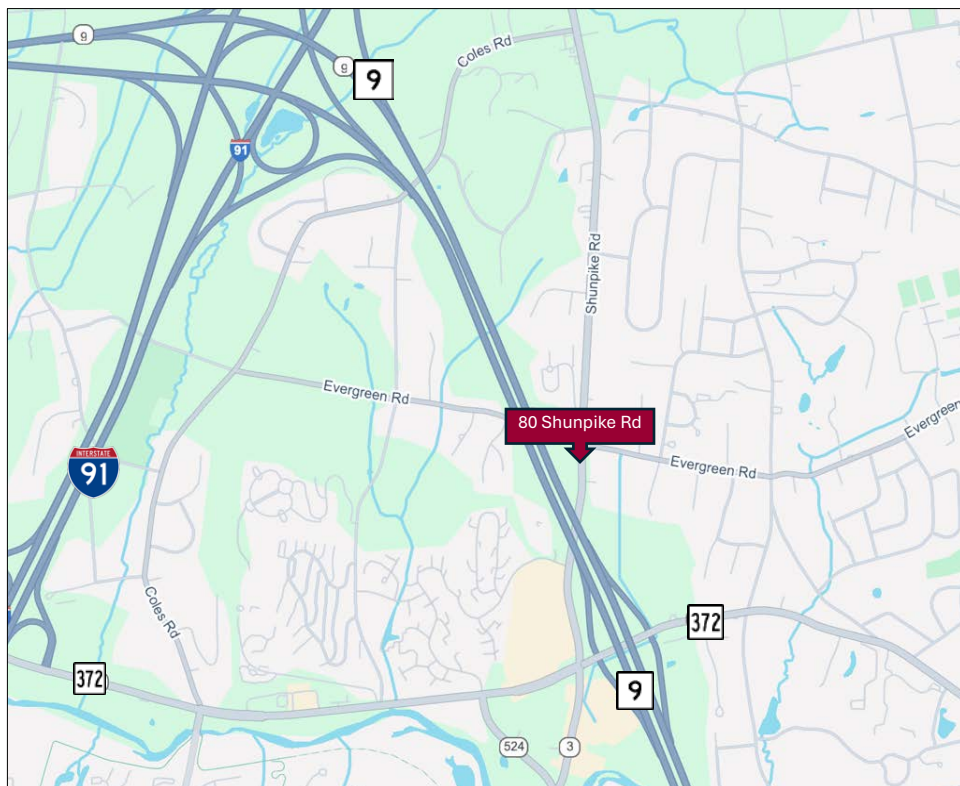
## HIGHLIGHTS

- 22,226± SF Medical Office Building
- Up to 7,400 SF available (Full 3<sup>rd</sup> Floor)
- Will Subdivide to 1,600± SF
- 3 floors
- 100 parking spaces (4.76/1000)
- Adjacent to Middlesex Health Primary Care
- Traffic Count: 10,772 ADT
- Directly off Rt. 9, Exit 27
- Many area amenities available including dining, banking, and shopping.

## CONTACT

**Luke Massirio** | (860) 761-6016

[lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



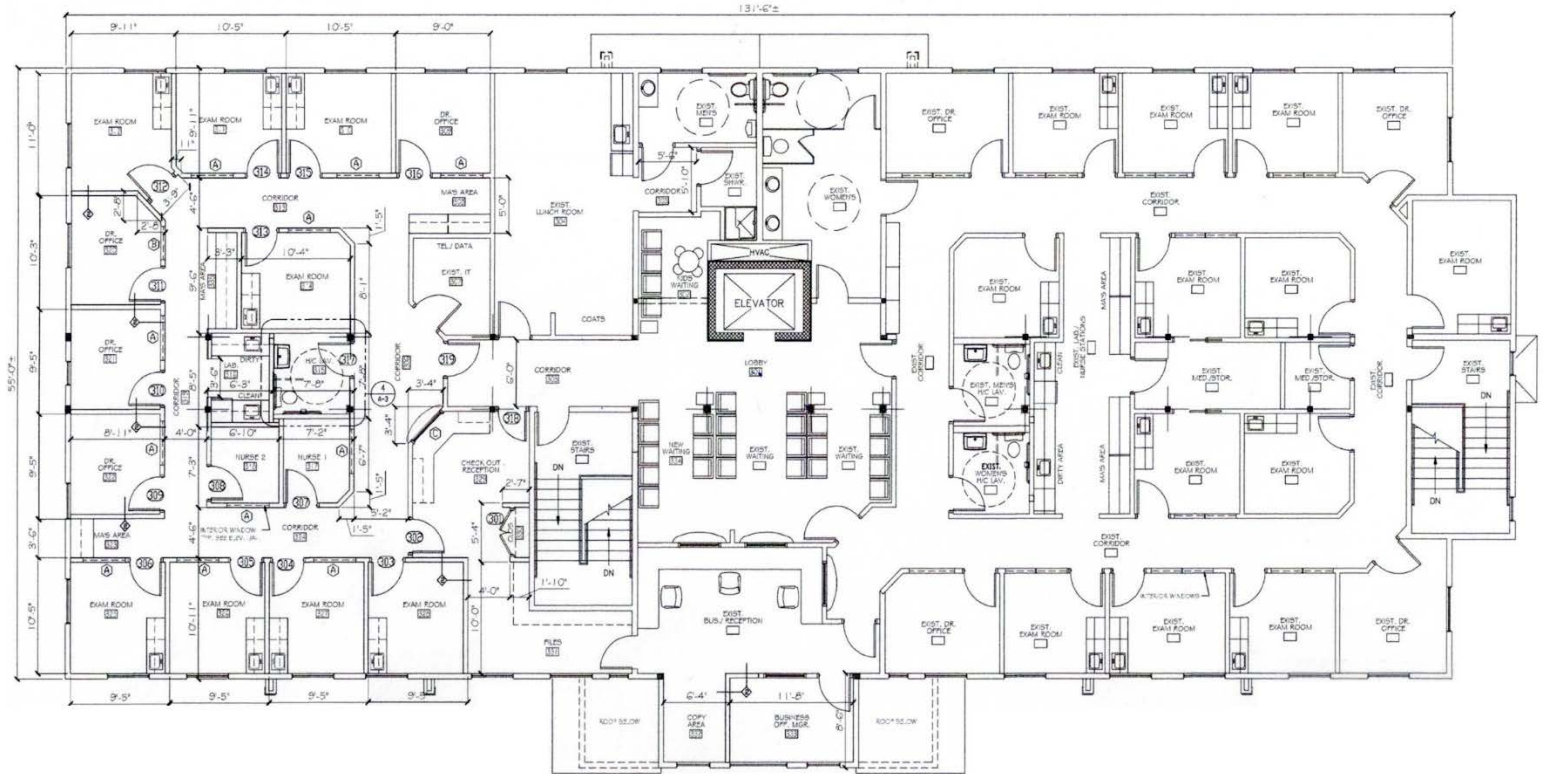
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

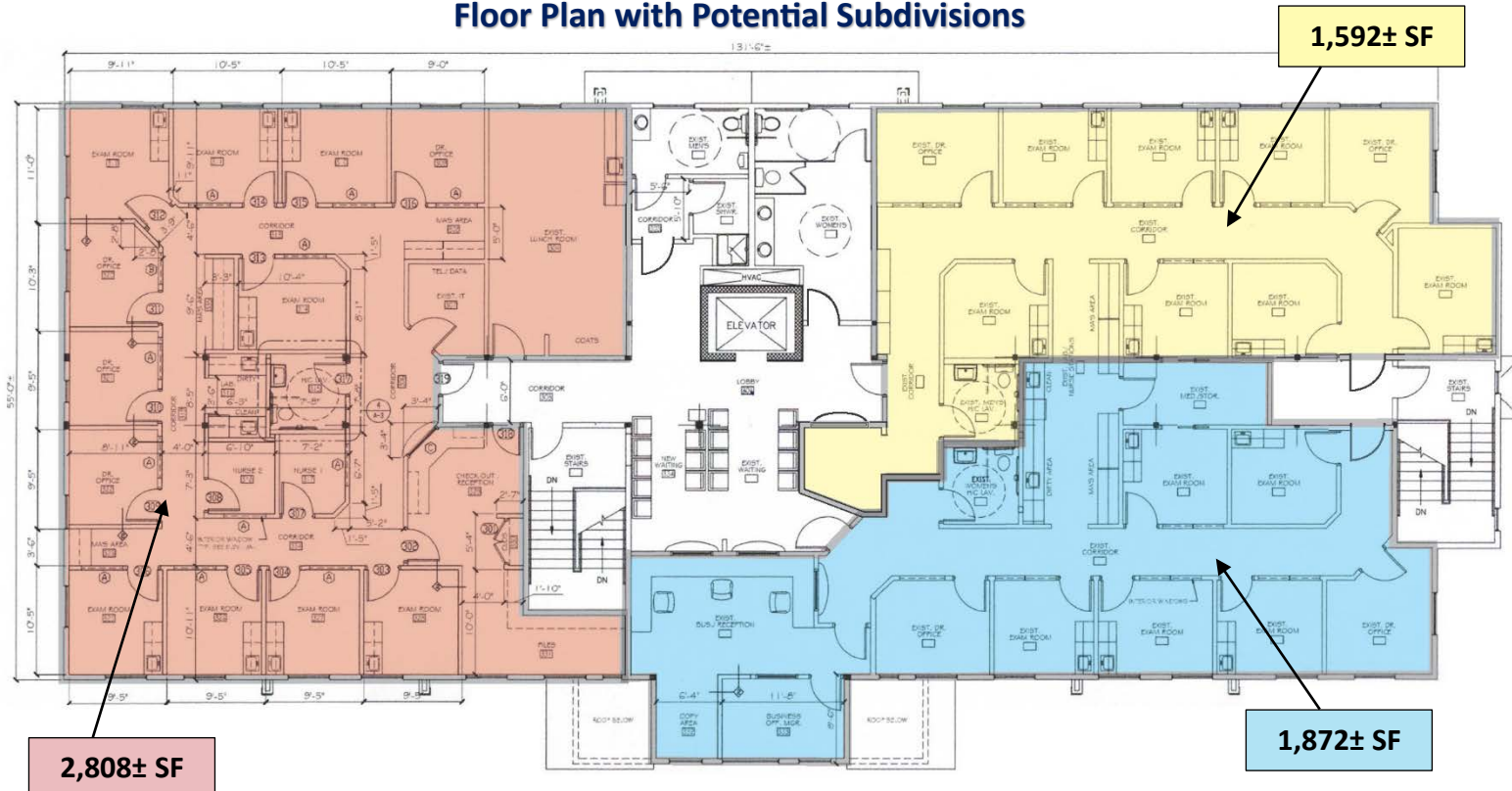
Broker of Record: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 4

## Floor Plan – Whole Floor (no subdivisions)



## Floor Plan with Potential Subdivisions



**LEASE RATE \$22.00/SF NNN**

**80 Shunpike Road, Cromwell, CT**

**Up to 7,400± SF Fully Built Out Medical Office**

**FOR LEASE**



[WWW.ORLCOMMERCIAL.COM](http://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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 3 OF 4**



# FOR LEASE

**LEASE RATE \$22.00/SF NNN**

**80 Shunpike Road, Cromwell, CT**

**Up to 7,400± SF Fully Built Out Medical Office**

## BUILDING INFORMATION

**GROSS BLD. AREA:** 22,226± SF

**AVAILABLE AREA:** 7,400± SF (Full 3<sup>rd</sup> Floor)

**WILL SUBDIVIDE TO:**

1,592± SF

1,872± SF

2,808± SF

**NUMBER OF FLOORS:** 3

**CONSTRUCTION:** Masonry

**ROOF TYPE:** Asphalt Shingle

**YEAR BUILT:** 2007

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central

**HEAT:** Gas, forced air

**SPRINKLERED:** 100%

**ELECTRIC/POWER:** TBD

## SITE INFORMATION

**SITE AREA:** 2.21 acres

**ZONING:** BP

**PARKING:** 100 parking spaces (4.76/1000)

**SIGNAGE:** Monument and Directory

**VISIBILITY:** Excellent on Shunpike Rd (Rt. 3)

**HWY ACCESS:** Directly off Rt. 9 Exit 27

**TRAFFIC COUNT:** 10,772 ADT

## UTILITIES

**SEWER/WATER:** Public

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$2,656,430

**MILL RATE:** Town: 27.33 | District: 3.46

**TAXES:** \$ 81,791.50/year

## EXPENSES

**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

**CAM NNN EXPENSES:** Estimated at \$9.45/SF

## CONTACT

**Luke Massirio | (860) 761-6016**

[lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://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](mailto:jmorris@orlcommercial.com) | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 4 OF 4**