

FOR LEASE | BUILD-TO-SUIT OFFICE/MEDICAL/EDUCATIONAL SPACE UP TO 40,000± SF AVAILABLE

1210 Silas Deane Highway, Wethersfield, CT 06109

CALL FOR LEASING INFORMATION

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&L**
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**New Office/Medical
Development with
up to 40,000± SF
AVAILABLE**

PROPOSED RENDERING

Property Highlights

- 80,000 SF Office Park
- Up to 40,000 SF Available in one 2-story building with 20,000 SF Floor Plates or two 1-story 20,000 SF buildings
- Build to Suit
- New Construction
- 610 Parking Spaces
- TI Allowance
- Traffic Count: 24,000 ADT
- Many area amenities

For more information contact:

Jay L. Morris | 860.721.0033 | jmorris@orlcommercial.com | Robert Gaucher | 860.761.6007 | bgaucher@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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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BUILDING INFORMATION

GROSS BLD. AREA	80,000 SF in 2 buildings
AVAILABLE AREA	Bldg 2: 40,000± SF
MAX CONTIGUOUS AREA	40,000± SF
WILL SUBDIVIDE TO	20,000± SF
OCCUPANCY LEVEL	50% leased
NUMBER OF FLOORS	1 story – 40,000 SF Floor Plate 2 Story – 20,000 SF Floor Plate
BASEMENT	Yes
CONSTRUCTION	Masonry
ROOF TYPE	Flat
YEAR BUILT	2021

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	TBD
SPRINKLERED	TBD
ELEVATOR(S)	Yes

SITE INFORMATION

SITE AREA	12.67 acres
ZONING	RC
PARKING	610 parking spaces
SIGNAGE	TBD
VISIBILITY	Excellent on Rt. 99
HWY.ACCESS	I-91 Exit 24
TRAFFIC COUNT	24,000 ADT on Rt. 99

UTILITIES

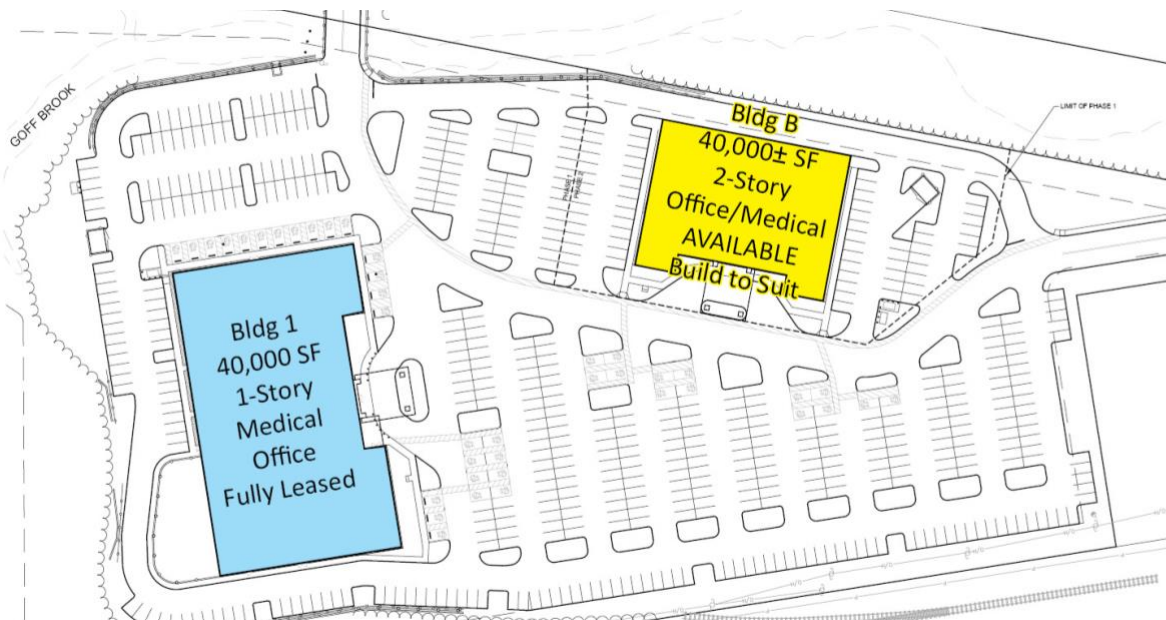
SEWER	City
WATER	City
GAS	Yes

COMMENTS 40,000 SF Building 1 is already 100% leased

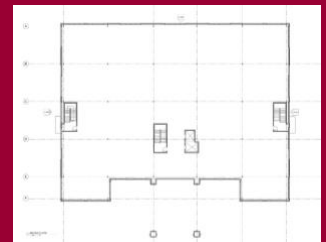
DIRECTIONS I-91 Exit 24, left off exit, then right on Hewitt St.

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- New Construction
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- TI Allowance
- Many area amenities
 - Shopping
 - Banking
 - Dining



1st Floor Plan



2nd Floor Plan

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



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