



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

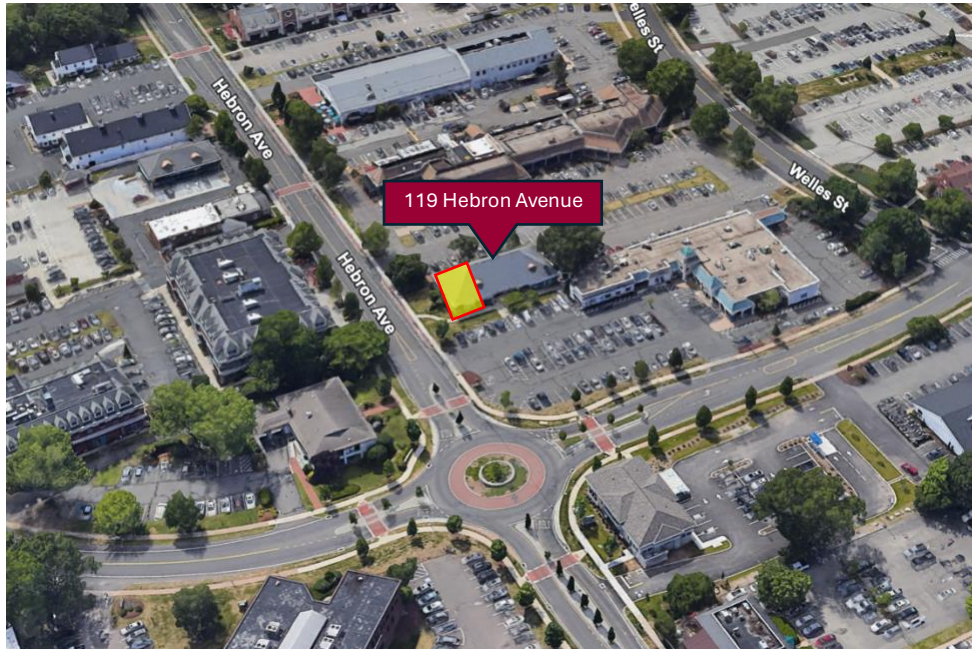
119 Hebron Ave, Glastonbury, CT

1,543± SF End-Cap Retail Space

LEASE RATE: \$32.00/SF NNN

HIGHLIGHTS

- 4,890± SF Retail Building
 - 1,543± SF Available
- Prime Location
 - Glastonbury Center
- 5,700± ADT
- Corner Unit – Closest to Road
- Next Door to Retail Plaza



CONTACT

Bob Gaucher

Office: (860) 761-6007

Cell: (860) 841-0774

bgaucher@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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.

OR & L COMMERCIAL FOR LEASE

LEASE RATE \$32/SF NNN

119 Hebron Ave, Glastonbury, CT

1,543± SF Retail Space

BUILDING INFORMATION

GROSS BLD. AREA: 4,890± SF
AVAILABLE AREA: 1,543± SF
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 2011

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC
HEAT: Forced Air
SPRINKLERED: TBD

SITE INFORMATION

SITE AREA: 1.87± acres
ZONING: TC
PARKING: 15 Surface Spaces
SIGNAGE: On-Building, Monument
HWY ACCESS: Rt. 2, Rt. 3

UTILITIES

SEWER/WATER: City
GAS: Yes

TAXES

ASSESSMENT: \$698,400
MILL RATE: 32.83
TAXES: \$ 22,928.48/year, \$4.68/SF

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord
NNN EXPENSES: \$11/SF±

CONTACT

Bob Gaucher

Office: (860) 761-6007

Cell: (860) 841-0774

bgaucher@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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.