

FOR LEASE

MULTIPLE SPACES AVAILABLE



969-979 MERIDEN WATERBURY TURNPIKE
PLANTSVILLE, CT 06479

FRONT RETAIL / SHOWROOM SPACE

3,997± SF | \$16.00/SF NNN + CAM



Front facing retail or showroom space previously occupied by a gift shop. Space is currently in shell condition offering a blank canvas for your business. Features include excellent frontage, large display windows, ample parking and abundant storage in the back.

- High visibility on Route 322
- Excellent signage opportunities
- Great for retail, showroom, fitness, medical, or service uses
- Abundant rear storage
- Easy access to I-84 and Route 10

REAR WAREHOUSE / FLEX SPACE

4,350± SF TOTAL
 (3,500± SF GROUND FLOOR + 850± SF MEZZANINES)
\$12.00/SF NNN + CAM



Versatile warehouse/flex space with overhead door and separate rear entrance. Two mezzanines provide additional storage or workspace. Ideal for contractors, distribution, light manufacturing, e-commerce, and more. Ownership is flexible on lease terms.

- 16' clear ceiling height
- Overhead door access
- Rear entrance
- Two mezzanines (approx. 850 SF total)
- Ideal for warehouse, distribution, contractor, light manufacturing, storage, and flex uses

PROPERTY HIGHLIGHTS

- HIGH TRAFFIC LOCATION**
On Route 322 next to the Southington Drive-In Theater
- EXCELLENT VISIBILITY**
Prominent frontage and signage opportunities
- AMPLE PARKING**
Convenient parking for tenants and customers
- FLEXIBLE USES**
Retail, showroom, warehouse, distribution, contractor, medical and more
- CONVENIENT ACCESS**
Easy access to I-84 and Route 10



FRONT RETAIL / SHOWROOM – 3,997± SF

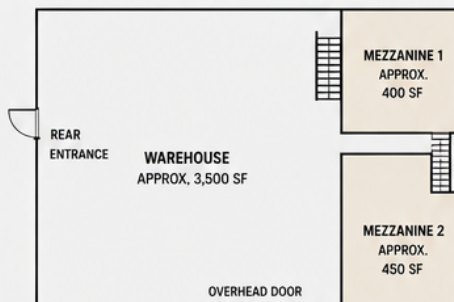
(As per landlord)



*Floor plan not to scale. All dimensions are approximate.

REAR WAREHOUSE / FLEX – 4,350± SF TOTAL

(Includes Two Mezzanines)



**NORTH EAST
COMMERCIAL
ADVISORS**

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PRIME COMMERCIAL LOCATION

High traffic corridor with strong demographics and excellent visibility. Great opportunity for your business!