

FOR LEASE

D'Aquila Business Park, 288 Highland Ave (Route 10), Cheshire, CT 06410

PROFESSIONAL OFFICE SPACE AVAILABLE – 2 AVAILABLE SPACES

LEASE RATE \$13.00/SF NNN

HIGHLIGHTS

- Professional Office Space
 - 1,100± SF – 2nd Floor
 - 1,850± SF – Gr Floor
- Building with Elevator
- Center of Town Location
- Immaculate Grounds
- Ample Parking



CONTACT

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

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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BUILDING INFORMATION

GROSS BLDG AREA: 12,240± SF
AVAILABLE AREA: 2,950± SF
WILL SUBDIVIDE TO: 1,100± SF – 2ND FL
MAX CONTIGUOUS SF: 1,850± SF – Gr FL
OF FLOORS: 3 including Ground Level
CONSTRUCTION: Masonry
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 1998

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central
HEAT: Gas, Forced Hot Air
SPRINKLERED: Yes
ELEVATOR: 1

SITE INFORMATION

SITE AREA: 1.92± Acres
ZONING: R-20A
PARKING: Ample, Open
SIGNAGE: Pylon, Lobby Directory
VISIBILITY: Excellent
HWY ACCESS: I-84, I-691, I-91 from Route 10 & Route 68
TRAFFIC COUNT: 13,800± Route 10

UTILITIES

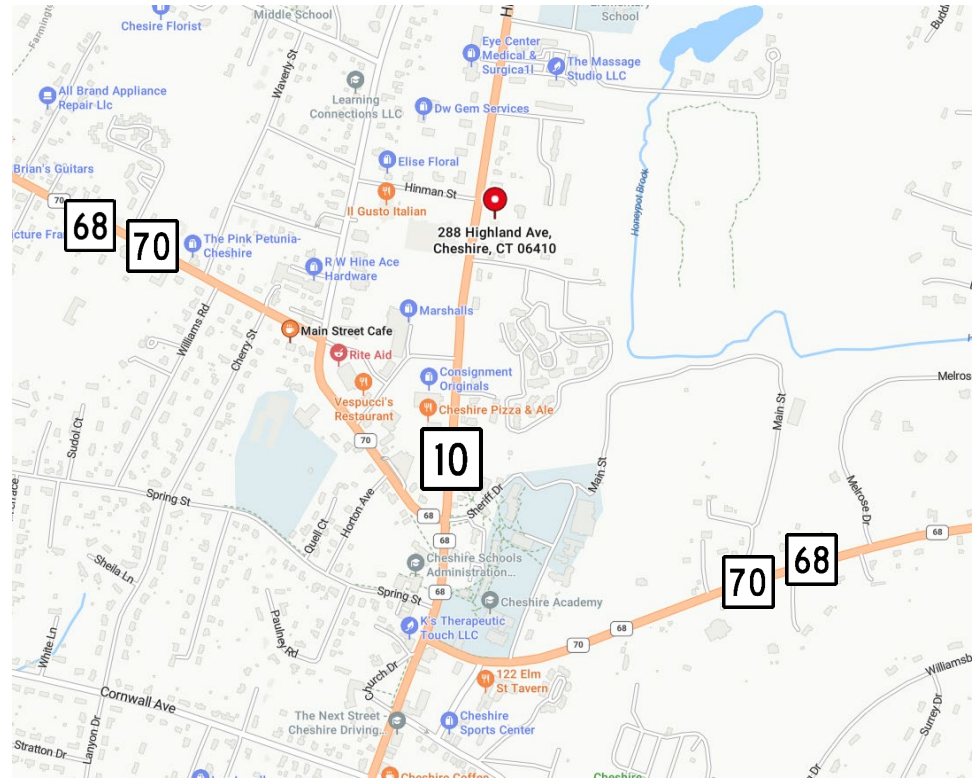
SEWER/WATER: Public Connected
GAS: Public Connected

TAXES

ASSESSMENT: \$1,190,910
MILL RATE: 29.74
TAXES: \$35,417.66

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



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