



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE/LEASE

362 Tolland Turnpike, Manchester, CT 06040

4.2± ACRES/Build-to-Suit

LEASE RATE/SALE PRICE: Call for Details

HIGHLIGHTS

- Highly Visible Commercial Site
- Property Level and cleared
- GB Zone
- ½ mile to I-84, Exit 63

AREA RETAIL

- Buckland Hills Mall
- Evergreen Walk
- Walmart, Target, Home Depot, Lowe's, McDonald's, Dunkin

CONTACT

Jay L. Morris
(860) 721-0033

jmorris@orlcommercial.com



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 1 OF 2



FOR SALE/LEASE

SALE PRICE: Call for Details

362 Tolland Tpk, Manchester, CT 06040

4.2± ACRES/Build-to-suit

SITE INFORMATION

MAP ADDRESS: 72/5490/362

TOTAL SITE AREA: 4.2± acres

NUMBER OF LOTS: 1

MAX BUILDING COVERAGE:

SITE IMPROVEMENTS: None

TOPOGRAPHY: Level, cleared

ABUTTING LAND FOR SALE: No

ZONING

ZONE: GB - General Business

MAX STORIES: 3

MAX BLDG COVERAGE: determined on a case-by-case basis, during the site plan review process, which is overseen by the Planning and Zoning Commission.

PERMITTED USES: Bank, Convenience Store, Equipment Rental, Home Family Child Care, Fitness Club, Funeral Parlor, General Office, Hotel, Indoor Entertainment and Recreation, Membership Organization, Munciple Building or Parking, Outdoor Recreation, Package Store, Personal Service, Printer, Public Utility, Restaurant, Retail, Theater

SPECIAL EXCEPTION USES: Adult Day Care, Auto Sales and Service, Cannabis Retailer, Car Wash, Child Care Center, Educational Institution or Facility, Gas Station, Group Home, Light Industrial, Mixed-Use Development, Go-Kart Track, Place of Worship, Multi-Family, Self-Storage, Warehouse

SITE PLAN: Yes

WETLANDS: No

UTILITIES

WATER: Public Connected

SEWER: Public Connected

GAS: Public Connected

TAXES

ASSESSMENT: \$266,600

MILL RATE: 39.82

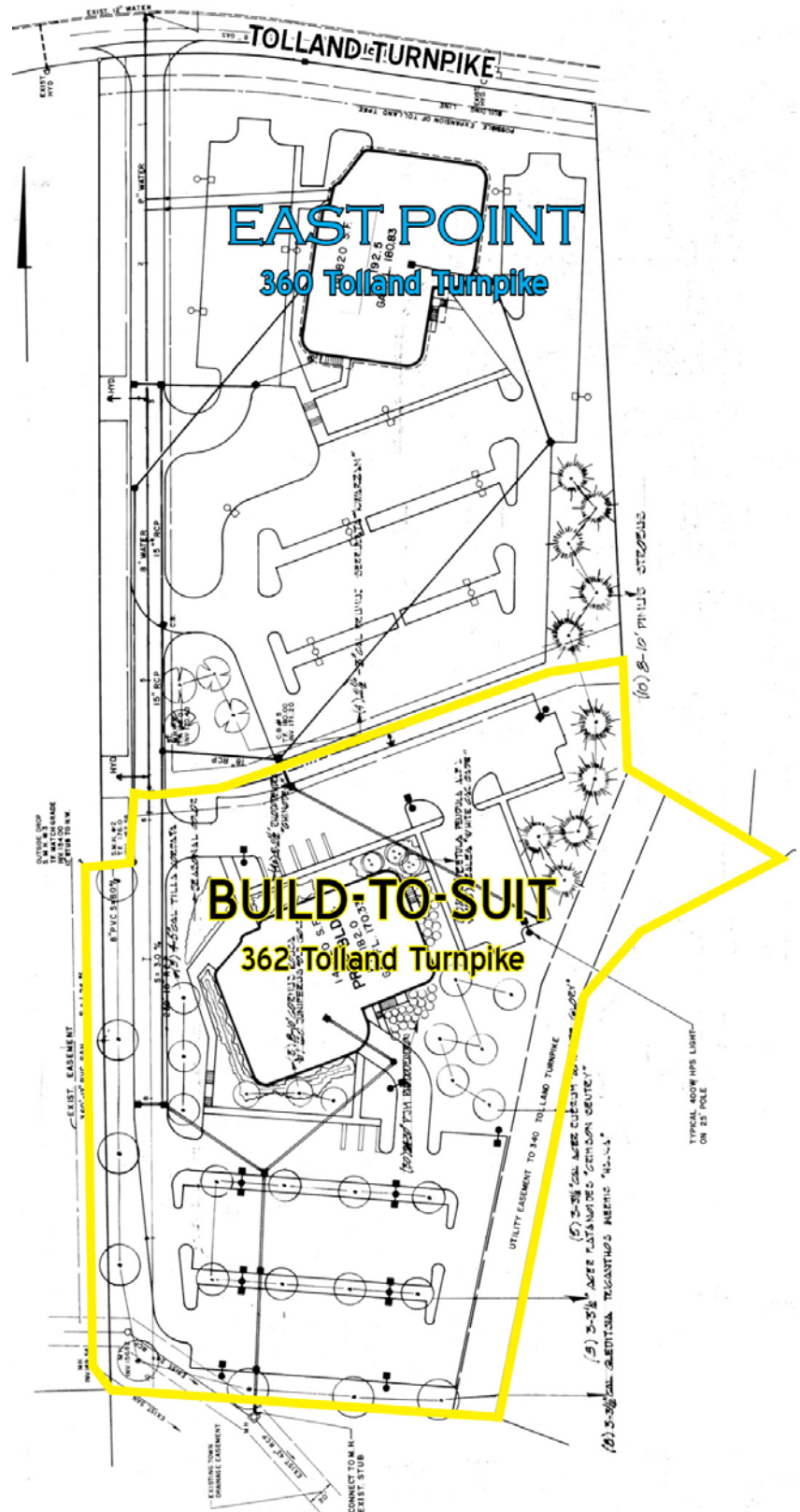
TAXES: \$10,616.02

CONTACT

Jay L. Morris

(860) 721-0033

jmorris@orlcommercial.com



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