



Ranked in Top 50
Commercial Firms in U.S.

FOR SALE/LEASE

147 MERIDEN ROAD (ROUTE 66), MIDDLEFIELD, CT

RETAIL / INDUSTRIAL BUILDINGS TOTALING 19,066± SF ON 2.69± ACRES

SALE PRICE: \$2,199,000 | LEASE RATE: \$10/SF NNN

HIGHLIGHTS

- **Owner will Offer Seller Financing**
- 19,066± SF Available for Sale or Lease on 2.69± acres
- Outdoor Storage
- Excellent Visibility
- ADT: 27,800± Vehicles Per Day
- 1 Loading Dock / 1 Drive-in Door
- Highway Access to I-91 / I-691

Luke Massirio

Office: 860-761-6016

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Sam Crampton

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

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FOR SALE/LEASE

SALE PRICE: \$2,199,000

LEASE RATE: \$10/SF NNN

147 Meriden Road, Middlefield, CT 06455



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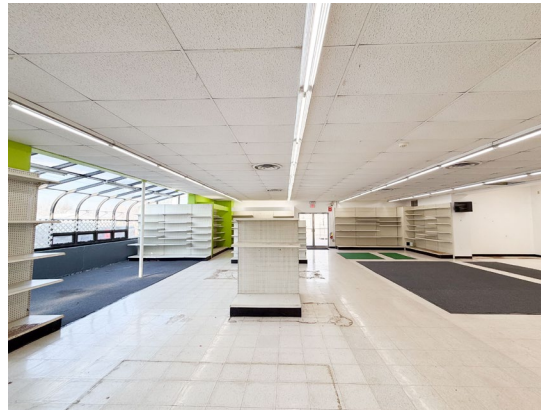
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BUILDING INFORMATION

GROSS BLDG AREA: 16,066± SF & 3,000± SF

AVAILABLE AREA/OCCUPANCY: 19,066± SF

LOADING DOCKS: 1

DRIVE-IN DOORS: 1

CLEAR HEIGHT: Various Heights

CONSTRUCTION: Wood Frame

ROOF TYPE: Metal / Membrane

YEAR BUILT: 1963

MECHANICAL EQUIPMENT

AIR CONDITIONING: In Retail Section

HEAT: Oil / Gas

SPRINKLERED: Partial

ELECTRIC/POWER: 600amp, 220/140volts

SITE INFORMATION

SITE AREA: 2.69± acres

ZONING: DD1

PARKING: 36 Spaces

SIGNAGE: Pylon

VISIBILITY/FRONTAGE: Excellent / 350 Feet

HWY ACCESS: I-91, I-691

TRAFFIC COUNT: 27,800±

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$606,600

MILL RATE: 31.96

TAXES: \$19,386.94 thru Jan 2027, \$1.02/psf

EXPENSES

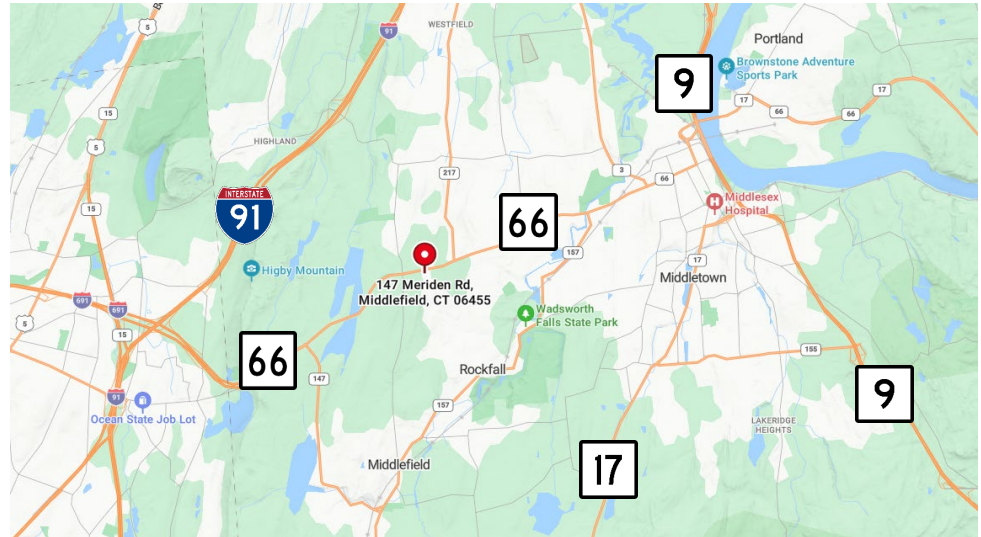
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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