



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Star Hill Family Athletic Center, 100 Gerber Drive, Tolland, CT 06084

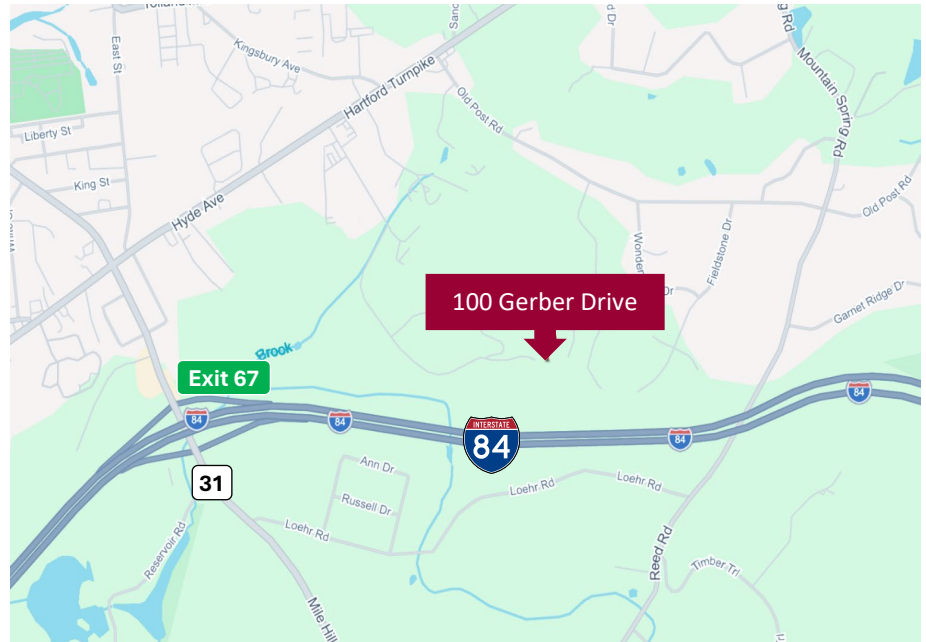
1,422± SF Medical/Physical Therapy Space Located in Star Hill Athletic Center



LEASE RATE: CALL FOR DETAILS

HIGHLIGHTS

- 1,422± SF Physical Therapist Space
- A Physical Therapy office has operated successfully at the property for over 15 years and has been a long-term tenant since the building's inception. The tenant will be vacating the space due to the physician's retirement.
- 17.35± Acres
- 235± Parking Spaces
- Convenient Access to I-84, Exit 67



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

BUILDING INFORMATION

GROSS BLD. AREA:

Bldg 1: 36,341± SF Fitness Center/Medical Office with Indoor Olympic Pool & Training Facilities, Full Gym & Workout Equipment, class space, café, and medical suite leased to Sports Medicine & Orthopedic Surgery, P.C.

Bldg 2: 105,000± SF Year Round Sports Dome with Indoor Soccer Fields, Basketball Courts, Track, and Batting Cages.

AVAILABLE AREA: 1,422± SF

OF FLOORS: 2

CONSTRUCTION: Per-engineered Steel Frame

ROOF TYPE: Standing seam & membrane

YEAR BUILT: 2010

MECHANICAL EQUIPMENT

AIR CONDITIONING: Yes, Vapor Cooler

TYPE OF HEAT: Gas, HydroAir

SPRINKLERED: Yes

SITE INFORMATION

SITE AREA: 17.35± Acres

ZONING: TBP

PARKING: 235± Parking Spaces

SIGNAGE: Monument, On Building

HWY ACCESS: I-84, Exit 67

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$3,810,600

MILL RATE: 27.19

TAXES: \$103,610.22 (\$0.73/SF±)

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

CONTACT

Jay L. Morris | (860) 721-0033

jmorris@orlcommercial.com

