



Ranked in Top 50
Commercial Firms in U.S.



FIRST CLASS OFFICE/MEDICAL BUILDING

10,000± SF – 31,170± SF FOR LEASE

1645 Ellington Road, South Windsor, CT 06074

LEASE RATE: \$20.00/SF + Janitorial

HIGHLIGHTS

- 31,170± SF Office/Medical Building
- Subdividable to 10,000± SF
- 3-Story Building
- Excellent Visibility
- 128 Parking Spaces
- 8.35 Acres
- Highway Access: I-84, Exit 63
- Many Area Amenities
- Near Evergreen Walk and Town Center

CONTACT

Jay L. Morris | (860) 721-0033

jmorris@orlcommercial.com



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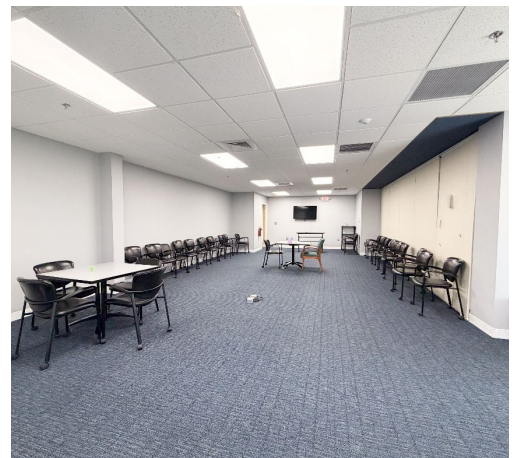


2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257



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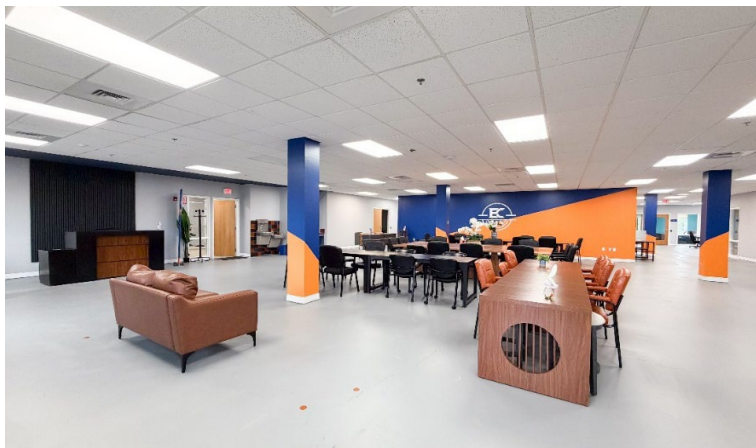
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BUILDING INFORMATION

GROSS BLD. AREA: 31,170± SF
AVAILABLE AREA: 31,170± SF
WILL SUBDIVIDE TO: 10,000± SF
OF FLOORS: 3
FLOOR PLATE: 10,390± SF
CONSTRUCTION: Masonry
ROOF TYPE: Gable, Arch. Shingles (new 2023)
YEAR BUILT: 1999

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
TYPE OF HEAT: Gas, Forced Hot Air
SPRINKLERED: 100% Wet
ELECTRIC/POWER: TBD
ELEVATORS: 1
GENERATOR/OTHER: Emergency Generator

SITE INFORMATION

SITE AREA: 8.35 Acres
ZONING: RC
PARKING: 128 Parking Spaces
SIGNAGE: Directory
VISIBILITY: Excellent
FRONTAGE: 521'
HWY ACCESS: I-84. Exit 63
TRAFFIC COUNT: 8,400 ADT

UTILITIES

SEWER/WATER: City
GAS: Yes

TAXES

ASSESSMENT: \$3,006,800
MILL RATE: 35.61
TAXES: \$107,072.16 (\$3.44/SF)

EXPENSES

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

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