



# FOR LEASE

1 Buckland Center, 1 & 25 Buckland Road, South Windsor, CT 06074

1,500± SF RETAIL ENDCAP AVAILABLE

LEASE RATE: 1,500± SF \$28.00/SF NNN

## HIGHLIGHTS

- 1,500± SF Retail Endcap
- Ample parking on 2.06± acres
- Monument Signage
- On-building Signage
- New Signalized Entrance
- Traffic Count: 25,200 ADT
- Easy access to I-84, Exit 62
- Many area amenities

## CONTACT

**Robert Gaucher** | (860) 761-6007  
[bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)

**Jay L. Morris** | (860) 721-0033  
[jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto: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.

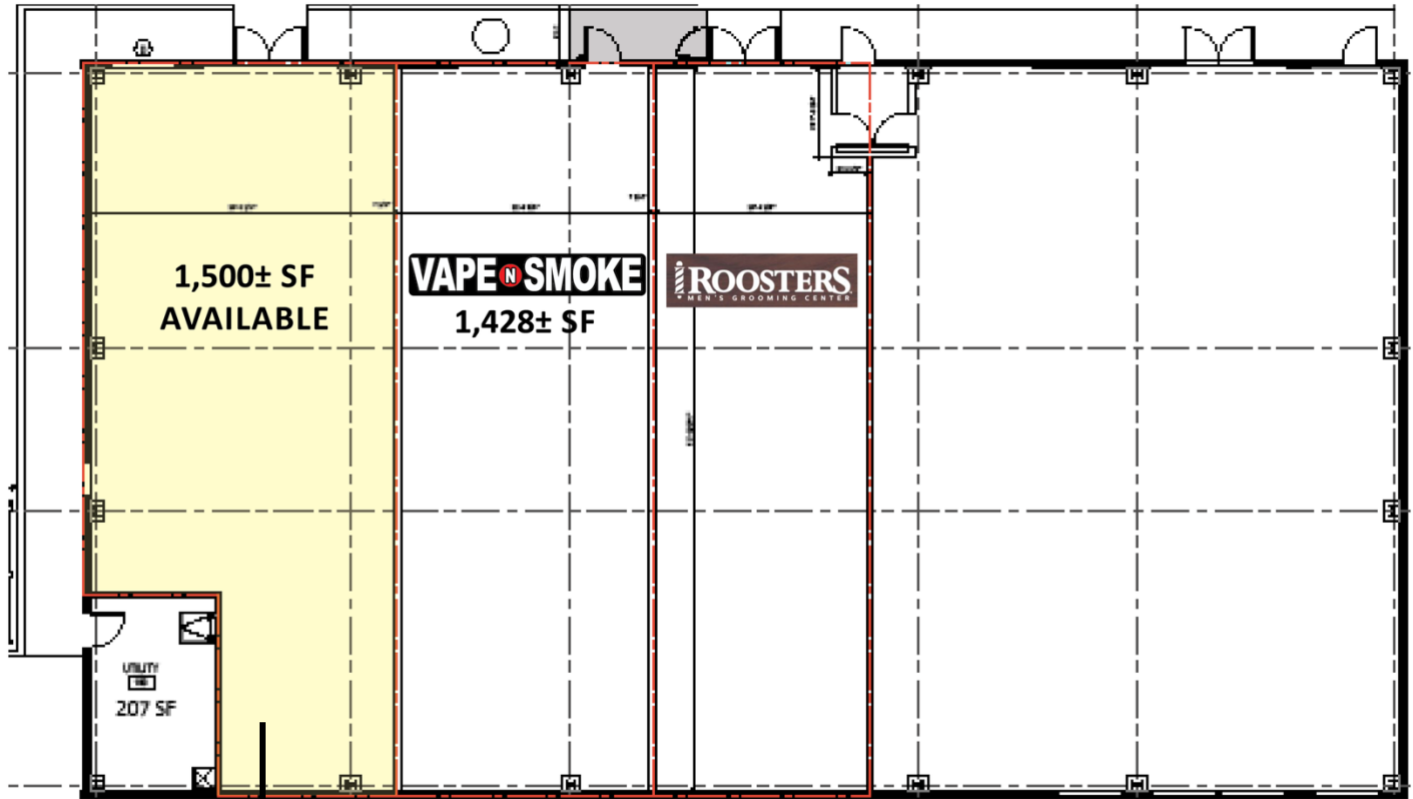


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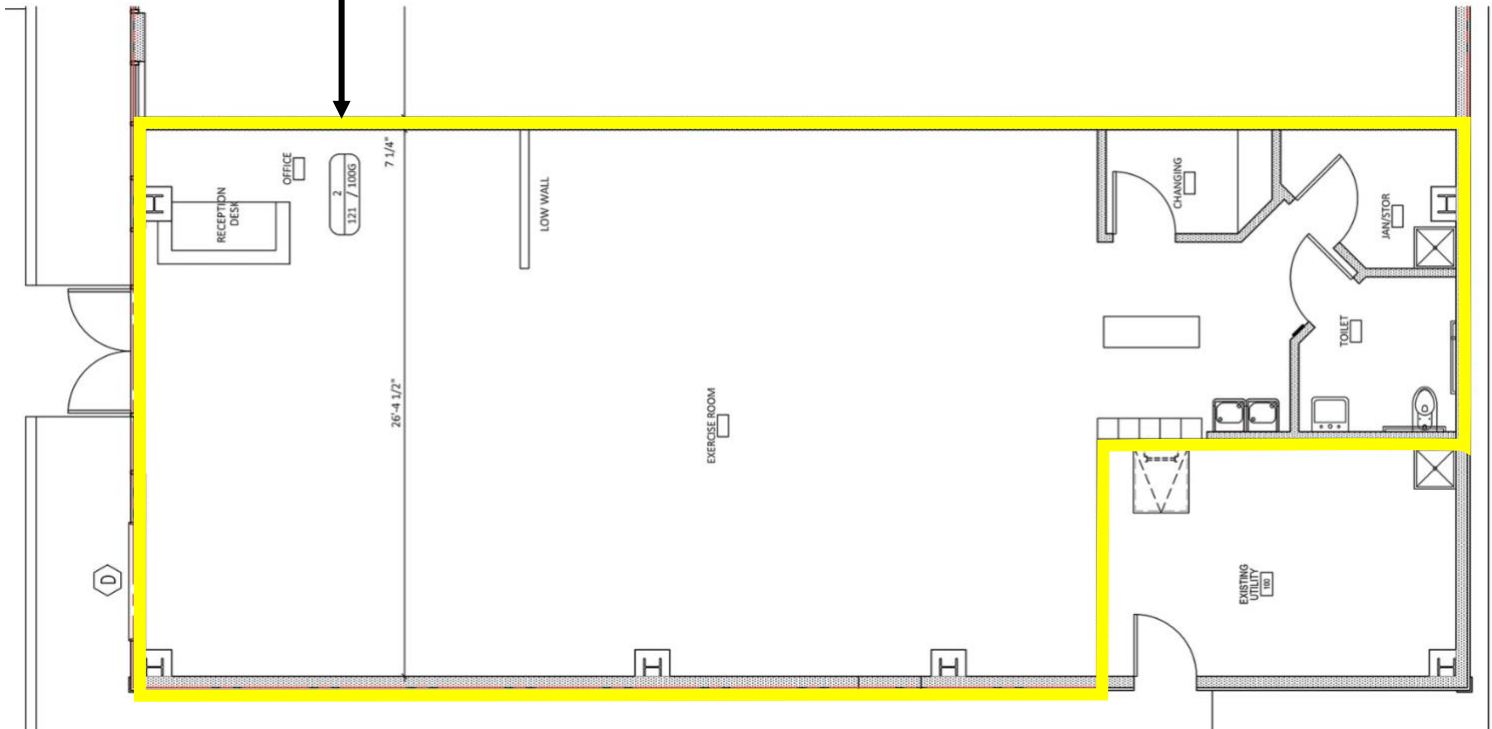
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1 BUCKLAND | BUILDING 1  
7,381± SF



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### BUILDING INFORMATION

**GROSS BLD. AREA:** 17,843± SF

**AVAILABLE AREA:** 4,500± SF

**# OF FLOORS:** 1 Story

**SPACE BREAKDOWN:**

1,500± SF - \$28/SF NNN

3,000± SF – Call for Details

**CONSTRUCTION:** Steel Frame

**ROOF TYPE:** Gable, Asphalt Shingles

**YEAR BUILT:** 2017

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Hot Air

**SPRINKLERED:** None

**ELECTRIC/POWER:** 480VAC, 3 PH

### SITE INFORMATION

**SITE AREA:** 2.06± Acres

**ZONING:** GD

**PARKING:** Ample

**SIGNAGE:** Monument, On Building

**VISIBILITY:** Excellent Visibility from I-84

**FRONTAGE:** 260' on Buckland Rd

**HWY ACCESS:** 1.7 Miles from I-84, Exit 62

**TRAFFIC COUNT:**

25,200± ADT – Buckland Rd

115,000± ADT – I-84

### UTILITIES

**SEWER:** City

**WATER:** City

**GAS:** Yes

### TAXES

**ASSESSMENT:** \$399,840

**MILL RATE:** 36.31

**TAXES:** \$14,518.20 (\$4.04/SF)

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

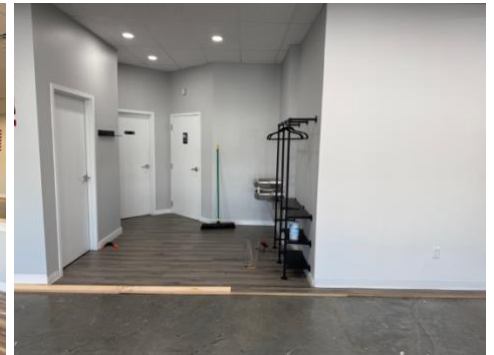
**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

**NNN FEES:** \$8.67/SF

(CAM \$3.80/SF, TAX \$4.67/SF)



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