

FOR LEASE



**278 Boston Post Road
Orange, CT 06477**

Orange Town Plaza

Highly Visible Location - High Traffic Count (25,000 +/- Cars Daily)

Flexible Office & Retail Opportunities

Unit 2: 1,900 +/- S/F

Open Floorplan, Large Store Front Windows & Excellent Natural Light

Unit 3: 3,500 +/- S/F

Open Floorplan, Perfect for Fitness, Dance Studio, or Martial Arts

Asking \$18 PSF + NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	278 Boston Post Rd
CITY, STATE	Orange, CT 06477

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,761 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	NO
Avail S/F	5,400 +/-	Type of Heat	FHA
Ceiling Height	10'	OTHER	
Roof	Flat	Acres	
Ext. Construction	Masonry	Zoning	BD-1
Date Built	1949	Parking	3/1000 S/F
		State Route / Distance To...	Immediate access
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	
		TERMS	
		Lease	\$18 PSF + NNN
			(Nets Approx \$5.50 PSF)
UTILITIES			
Sewer	City		
Water	City		
Gas	Oil/Gas		
Electrical	United Illuminating		



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Unit 2: 1,900 +/- S/F



Unit 3: 3,500 +/- S/F



