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Commercial Firms in U.S.



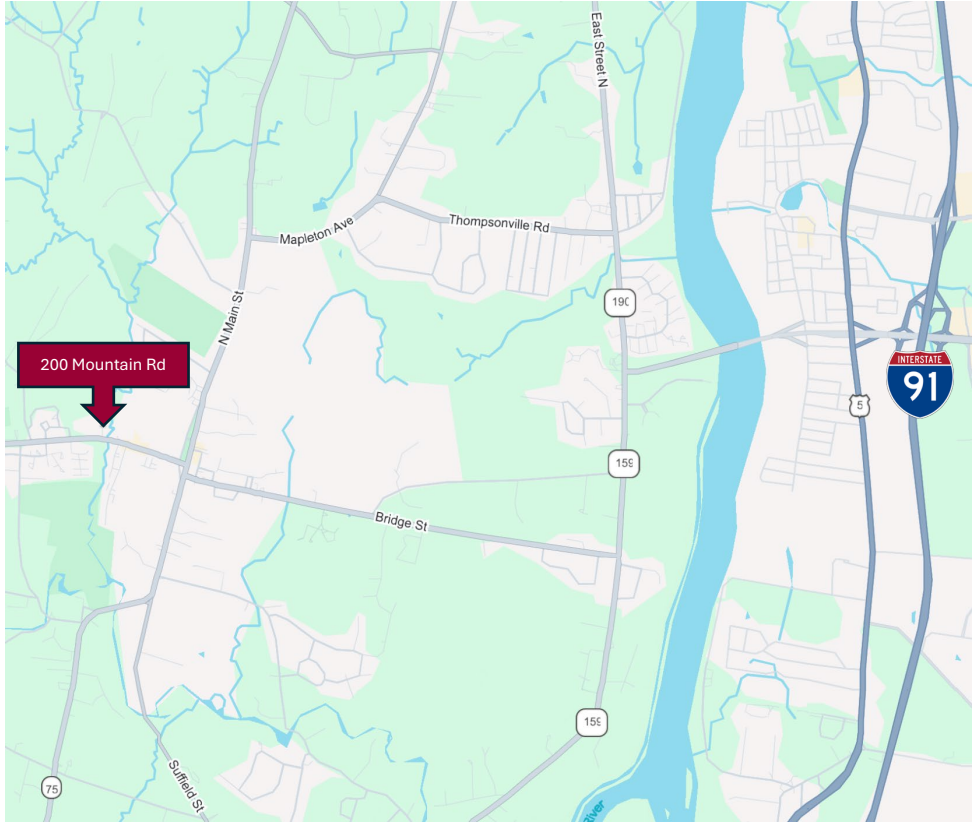
FOR LEASE

200 Mountain Road, Suffield, CT 06078
6,457± SF Medical/Professional Office Building on 1.62± Acres

LEASE RATE: \$27.00/SF plus utilities & janitorial

HIGHLIGHTS

- New Construction Medical/Office Building
- Will subdivide to 3,229± SF
- Modern Built-out Office Suite
- 2nd Floor with Full Office Suite
- High Visibility on Mountain Rd
- One Side with Open Floor Plan (unfinished)
- Easy access to I-91, Exit 47W



CONTACTS

Thomas Wilks
(860) 761-6018 | (860) 478-7954
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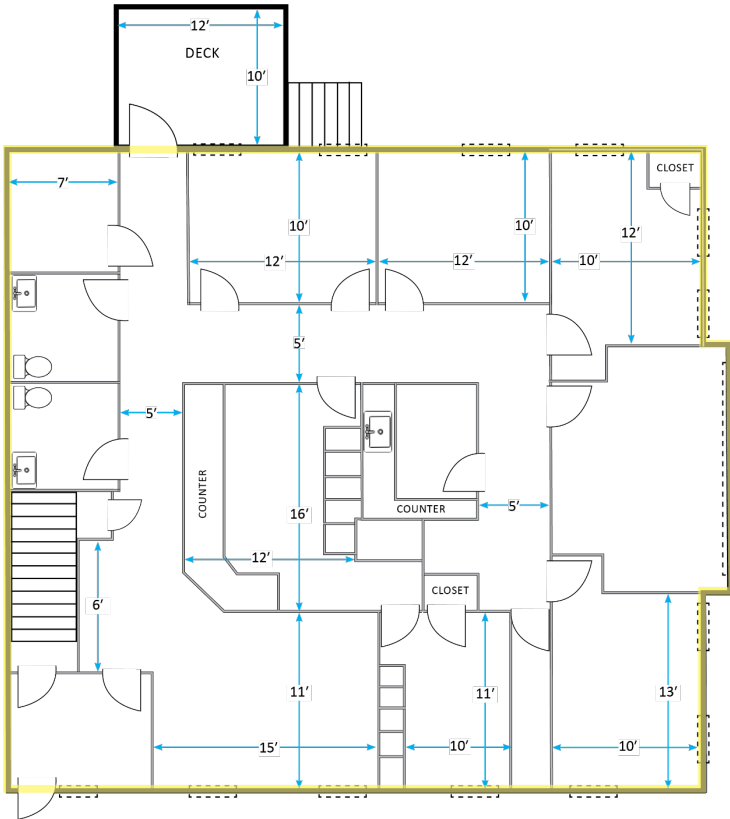
Jay L. Morris | (860) 721-0033
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2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

2,000± SF – Built-out Medical (right side of building)



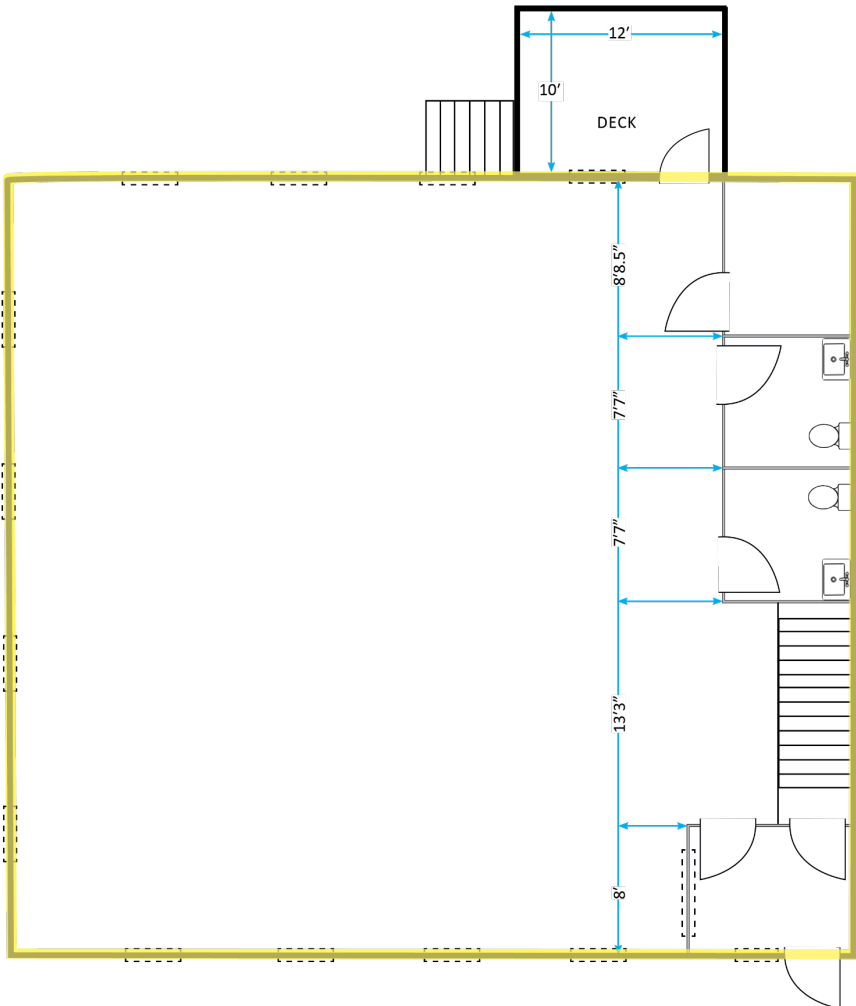
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2,000± SF – Blank Space (left side of building)



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6,457± SF Medical/Professional Office Building

BUILDING INFORMATION

GROSS BLD. AREA: 6,457± SF
AVAILABLE AREA: 6,457± SF
WILL SUBDIVIDE TO: 3,229± SF
OF FLOORS: 1.5 Stories
SPACE BREAKDOWN:
 1st Floor – 4,600± SF
 2nd Floor – 1,857± SF
CONSTRUCTION: Wood Frame
ROOF TYPE: Gable, Asphalt Shingle
YEAR BUILT: 2020

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC
HEAT: Forced Hot Air
SPRINKLERED: TBD
ELECTRIC/POWER: 200 Amps

SITE INFORMATION

SITE AREA: 1.62± Acres
ZONING: TVC
PARKING: 23 Parking Spaces
SIGNAGE: Directory
VISIBILITY: Excellent on Mountain Rd
FRONTAGE: ±143'
HWY ACCESS: I-91, Rt 20
TRAFFIC COUNT: 10,100± ADT

UTILITIES

SEWER/WATER: Public
GAS: Yes

EXPENSES

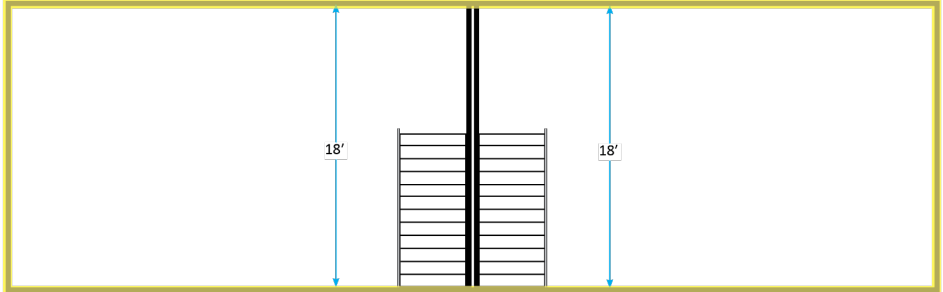
RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

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Upstairs Units
 Right Side Finished
 Left Side Unfinished



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