



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SALE/LEASE

147 MERIDEN ROAD (ROUTE 66), MIDDLEFIELD, CT

RETAIL / INDUSTRIAL BUILDINGS TOTALING 19,066± SF ON 2.69± ACRES

SALE PRICE: \$2,499,000 | LEASE RATE: \$10/SF NNN

## HIGHLIGHTS

- 19,066± SF Available for Sale or Lease on 2.69± acres
- Outdoor Storage
- Excellent Visibility
- ADT: 27,800± Vehicles Per Day
- 1 Loading Dock / 1 Drive-in Door
- Highway Access to I-91 / I-691

### Luke Massirio

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

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300



# FOR SALE/LEASE

SALE PRICE: \$2,499,000

LEASE RATE: \$10/SF NNN

147 Meriden Road, Middlefield, CT 06455



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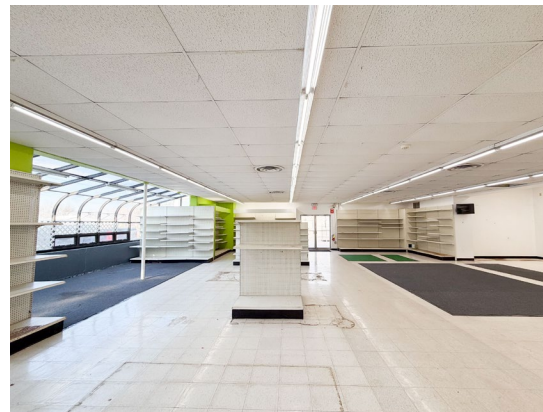
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### BUILDING INFORMATION

**GROSS BLDG AREA:** 16,066± SF & 3,000± SF  
**AVAILABLE AREA/OCCUPANCY:** 19,066± SF  
**LOADING DOCKS:** 1  
**DRIVE-IN DOORS:** 1  
**CLEAR HEIGHT:** Various Heights  
**CONSTRUCTION:** Wood Frame  
**ROOF TYPE:** Metal / Membrane  
**YEAR BUILT:** 1963

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** In Retail Section  
**HEAT:** Oil / Gas  
**SPRINKLERED:** Partial  
**ELECTRIC/POWER:** 600amp, 220/140volts

### SITE INFORMATION

**SITE AREA:** 2.69± acres  
**ZONING:** DD1  
**PARKING:** 36 Spaces  
**SIGNAGE:** Pylon  
**VISIBILITY/FRONTAGE:** Excellent / 350 Feet  
**HWY ACCESS:** I-91, I-691  
**TRAFFIC COUNT:** 27,800±

### UTILITIES

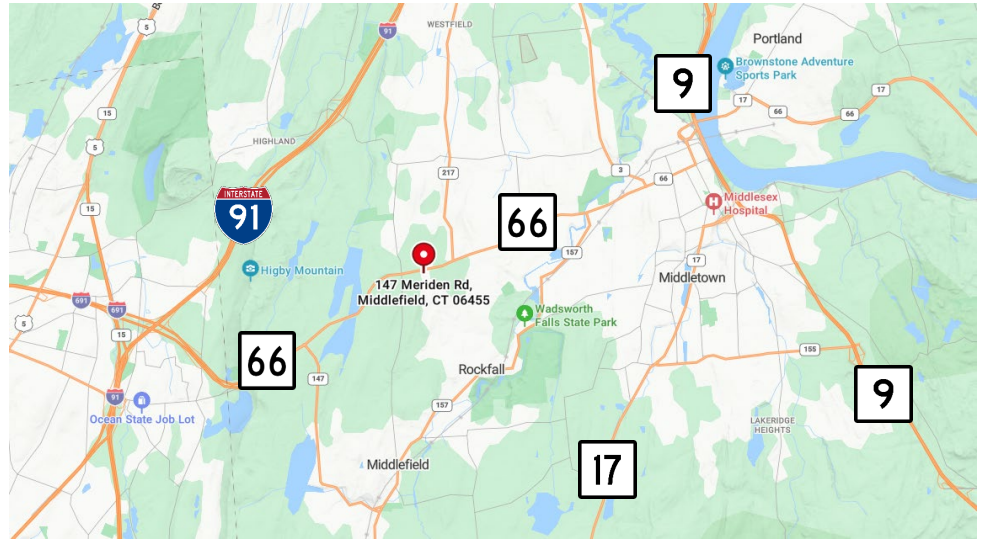
**SEWER/WATER:** Septic / Public Connected  
**GAS:** Yes

### TAXES

**ASSESSMENT:** \$606,600  
**MILL RATE:** 29.8  
**TAXES:** \$18,076.88 thru Jan 2026, \$1.10/psf

### EXPENSES

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



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