# FOR SALE | 51,855± SF Professional Office Building on 4.61± acres

40% Leased Class "A" Office Minutes from Downtown Hartford with easy access off of I-91 200 Day Hill Road, Windsor, CT 06095

## Offering Memorandum Available

Ranked in Top 50 Commercial Firms in U.S.



### **Property Highlights**

- 3-story Professional Office Building with flexible floor plans
- 51,855± Rentable Square Feet
- Built in 1986
- Located on 4.61 acres in the I Zone
- 195 parking spaces with direct access to the building
- Convenient Highway access, <sup>1</sup>/<sub>3</sub> mile to I-91 Exit 38
- New Roof in 2020
- On-site fitness facility with showers
- Common conference room
- Large training room available with catering kitchen attached (seats up to 75+ people)
- 2-Story atrium with cherry-paneled walls & granite flooring
- Back-up generator with full building power

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

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COMMERCIAL

	andum Available			Commercial Firms in U.
BUILDING INFORMATION		SITE INFORMATION		
RENTABLE AREA			4.61 acres	
MAX CONTIGUOUS AREA		ZONING		
WILL SUBDIVIDE TO			195 parking spaces	
NUMBER OF FLOORS			Monument on Day Hill Rd	
CLASS		HWY.ACCESS	629 ft on Day Hill Rd	
CORE FACTOR CONSTRUCTION				
	Flat, Tar & Gravel	TRAFFIC COUNT	17,155 ADT	
	1986, renovated multiple times	UTILITIES		
	1980, renovated multiple times	SEWER	-	
ECHANICAL EQUIPMENT		WATER	-	
AIR CONDITIONING		GAS	Yes	Mala
TYPE OF HEAT				A MALLANCE
SPRINKLERED				
ELEVATOR(S)				
	2,000 amps, 3 Phase			
GENERATOR	Full building power			
COMMENTS Modern	Class "A" office property situate	d in a corporate camp	ous setting with immediate	
	I-91. Many amenities including		-	A CONTRACT OF THE
	non conference room and fitnes			
with cate	ring kitchen that seats up to 75+	people. Building has a	2-story atrium with cherry	
paneled v	valls and granite floors.			
DIRECTIONS I-91 N Exi	t 38, right on Rt. 75 to Day Hill R	d. exit, & follow to Pro	operty on right in 0.8 mile.	
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