

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



*Ranked in Top 50
Commercial Firms in U.S.*

Offering Memorandum Available



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, ½ 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

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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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BUILDING INFORMATION

RENTABLE AREA 51,855± SF
MAX CONTIGUOUS AREA 1 full floor
WILL SUBDIVIDE TO 269 SF
NUMBER OF FLOORS 3
CLASS A
CORE FACTOR 21%
CONSTRUCTION Concrete Block
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1986, renovated multiple times

MECHANICAL EQUIPMENT

AIR CONDITIONING Central
TYPE OF HEAT Forced Air
SPRINKLERED Yes
ELEVATOR(S) 2 passenger
ELECTRIC 2,000 amps, 3 Phase
GENERATOR Full building power

SITE INFORMATION

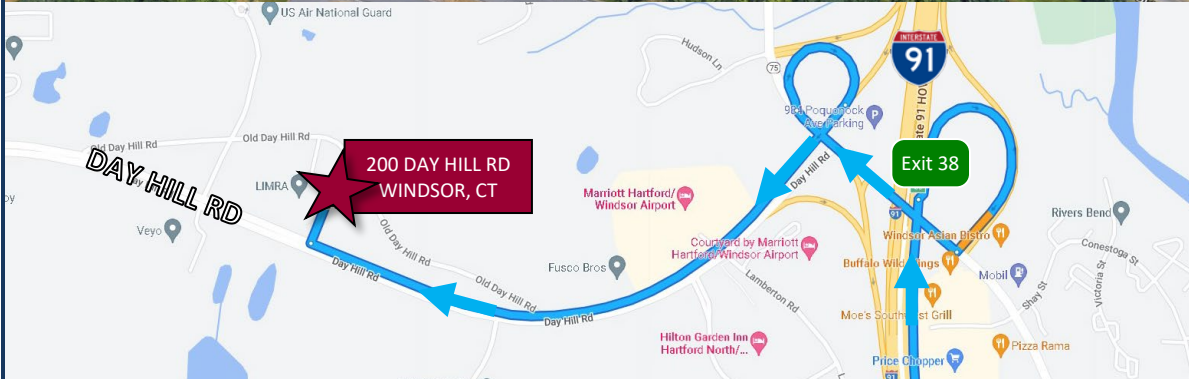
SITE AREA 4.61 acres
ZONING I1
PARKING 195 parking spaces
SIGNAGE/VISIBILITY Monument on Day Hill Rd
FRONTAGE 629 ft on Day Hill Rd
HWY.ACCESS I-91 Exit 38
TRAFFIC COUNT 17,153 ADT

UTILITIES

SEWER City
WATER City
GAS Yes

COMMENTS Modern Class "A" office property situated in a corporate campus setting with immediate access to I-91. Many amenities including Back-up generator with full building power, on-site common conference room and fitness facility with showers, and a large training room with catering kitchen that seats up to 75+ people. Building has a 2-story atrium with cherry paneled walls and granite floors.

DIRECTIONS I-91 N Exit 38, right on Rt. 75 to Day Hill Rd. exit, & follow to Property on right in 0.8 mile.



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with Us



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