

2,870 SF RETAIL/OFFICE SPACE FOR LEASE

36 Queen Street, Southington, CT

Will Subdivide




This vacant 2,870 SF one-story building built in 2023 is part of a three-building complex. Current tenants include a Laundry Mat and Perkatory Coffee Roasters. This complex is conveniently located in a high traffic service area providing excellent visibility and access with over 30,000 +/- cars per day.

Features & Amenities

- Central Heating & Air Conditioning
- Gas Furnace and Condenser
- 80 Parking Spaces
- One 100 amp panel, Two 200 amp panels
- 3 phase 208/120 volts

LEASE RATE: \$20.00 p/s/f NNN, CAM \$7.76 p/s/f

Lease rate does not include utilities.



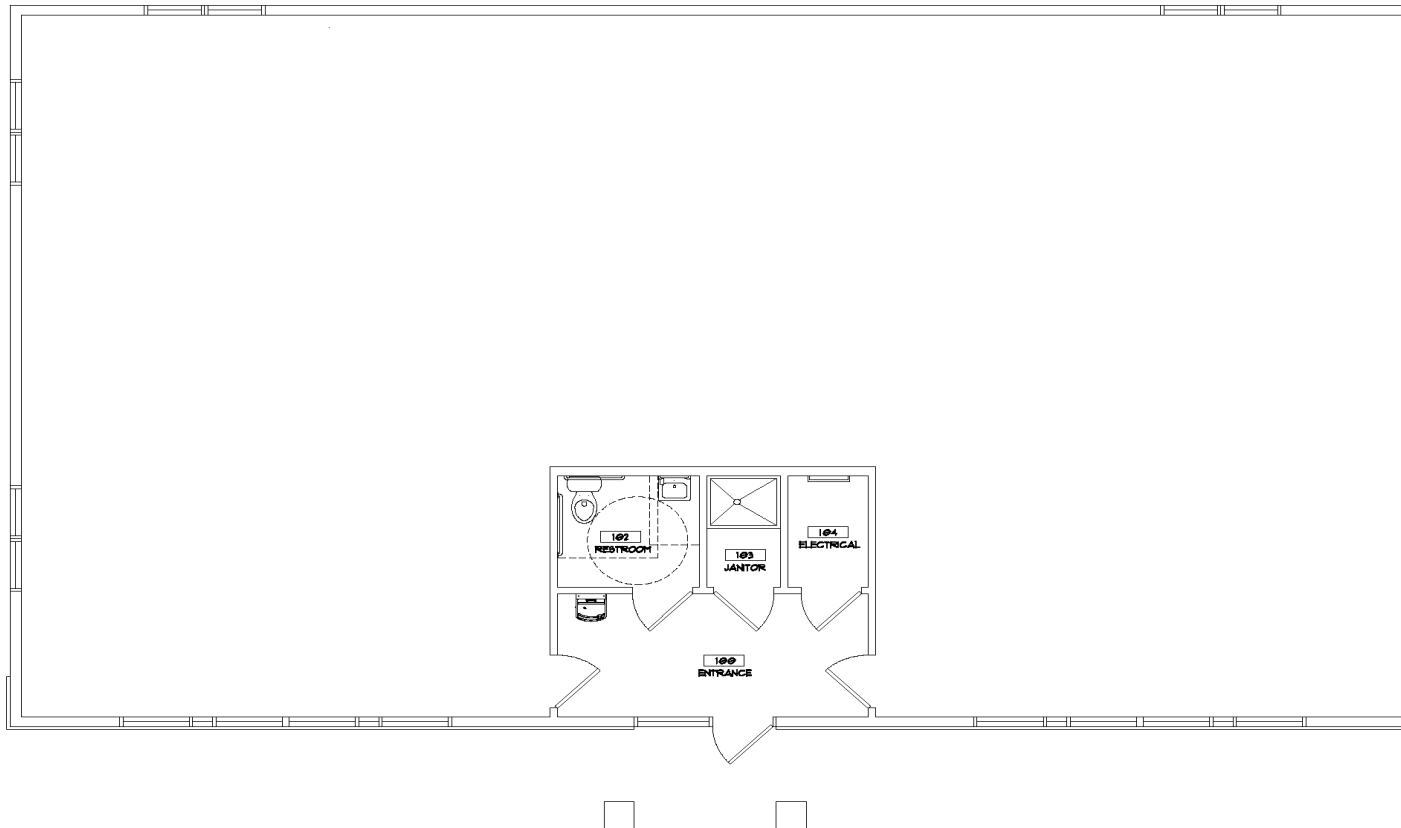
P.O. Box 2, Middlebury, CT 06762
www.CalabreseAgency.com
R. CALABRESE AGENCY, L.L.C.
203-573-0342
Ralph Calabrese 203-228-7127

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.

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1 First Floor Plan

Scale: 3/8" = 1'-0"

REVISIONS	
NO.	DESCRIPTION

TEST FIT
 36 QUEEN STREET
 SOUTHINGTON CT

LAYOUT PLAN

A 101