

FOR LEASE



*1350 Stanley Street
New Britain, CT 06053*

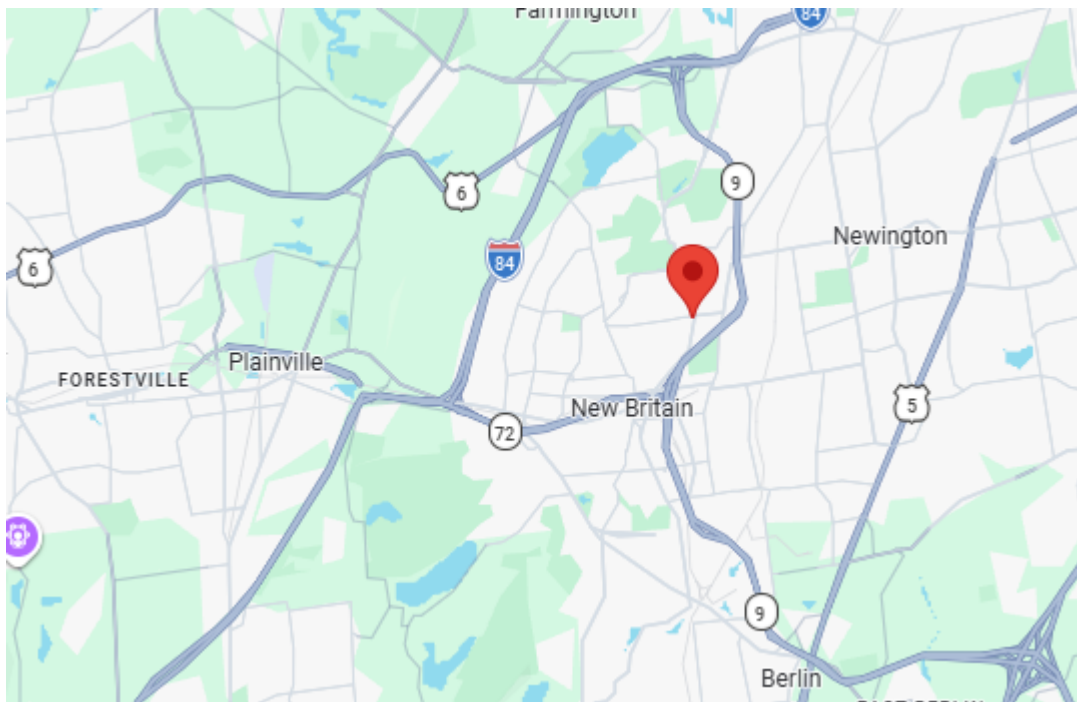
**9,600 +/- S/F Retail Building
Previous Walgreens Location
Prominent Corner Site at Traffic Light - Convenient Access
Strong Traffic Counts (8,700 +/- Cars Daily per DOT)
Excellent Visibility with Ample On-Site Parking
Ideal for Retail, Medical, or Service Users
Lease Rate: \$15 PSF NNN + Utilities**



PROPERTY DATA FORM

PROPERTY ADDRESS	1350 Stanley Street
CITY, STATE	New Britain, CT 06053

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,600 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	9,600 +/-	Type of Heat	
		OTHER	
Roof	Tar & Gravel/Rubber	Acres	1.22
Ext. Construction	Block/Concrete	Zoning	B1
Ceiling Height		Parking	Ample
Date Built	1999	State Route / Distance To...	RT 9
UTILITIES		TAXES	
	Tenant to Verify		
Sewer	City	Assessment	\$1,691,130
Water	City	Appraisal	\$2,415,900
Gas	EverSource	Mill Rate	39.18
Electrical	400 amp	Taxes	\$66,258.47
		TERMS	
		Lease	\$15 NNN



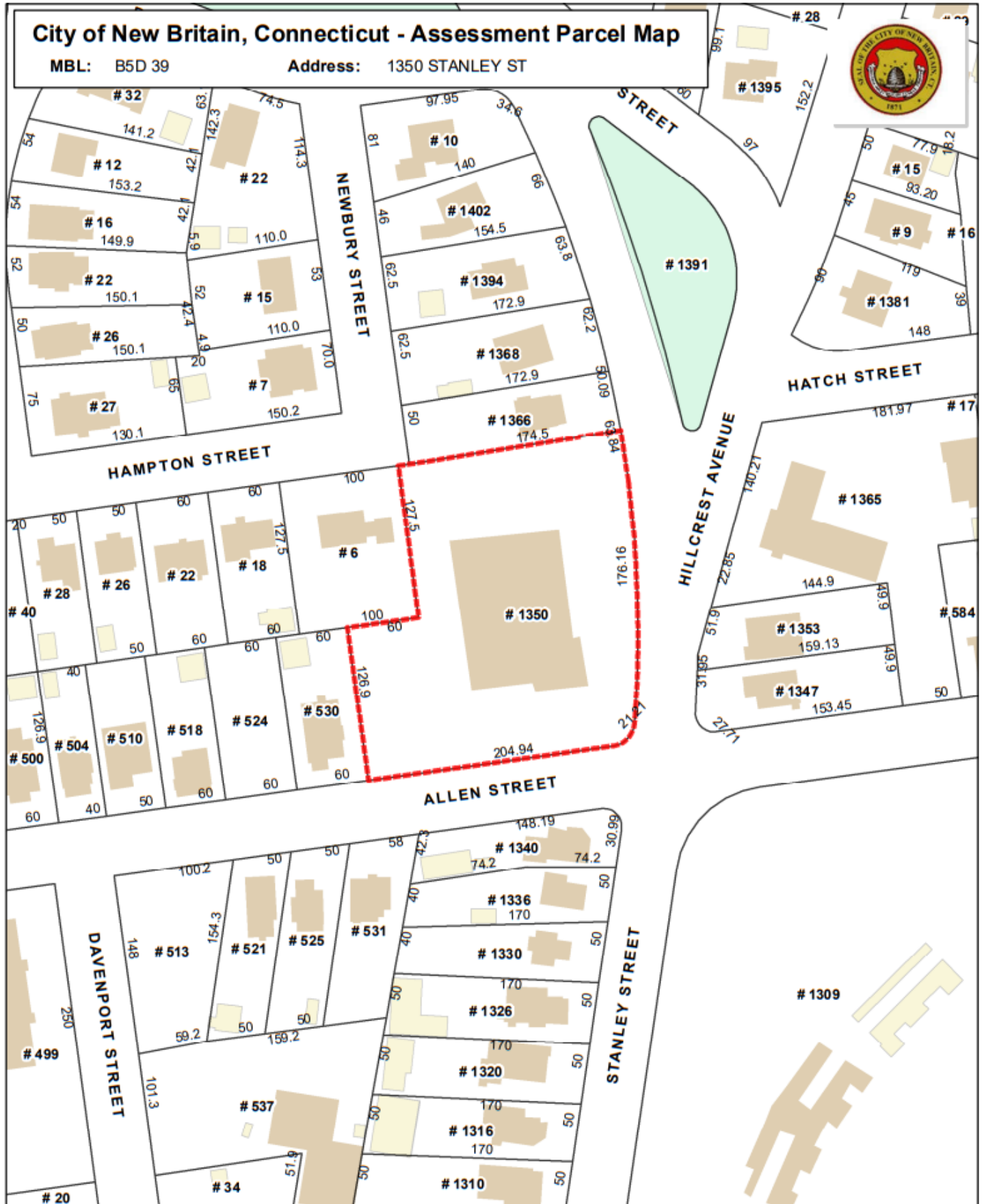
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City of New Britain, Connecticut - Assessment Parcel Map

MBL: B5D 39

Address: 1350 STANLEY ST



Approximate Scale:
1 inch = 100 feet

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The City of New Britain and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Produced May 2023