



2049 Silas Deane Highway

2049 Silas Deane Highway, Rocky Hill, Connecticut 06067

Property Features

- 1,550 SF on the 1st Floor
- Up to 5,150 SF on the 3rd Floor
- Less than One Mile From I-91
- 175 Parking Spaces
- 16,300 Daily Traffic Count

Amenities

- Highly visible signage
- Custom build-outs/furnishing available
- Corner suites
- Storage options
- Paved walkways



For more information:

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Sale Price: \$250,000 - \$825,000

Lease Rate: \$17.00 SF/yr

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NAI Elite, LLC

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Property Details

Total Building Sq Ft	35,217 SF	Dock, Drive-In & Rail Access	N/A
Lot Size:	1.65 Acres	Electric Service	-
Max Contiguous / Min Sub Divide	6450/1300	Phone / Data Service	TBD
Number Of Units	20	Back-Up Power Supply	TBD
Rentable / Useable Sq Ft Ratio	1,300 - 1,550 SF	HVAC	Central
Additional Buildings	-	Type Of Heat	Forced Air
Frontage	360	Natural Gas / Propane / Oil	Natural Gas
Parking	175	City Water / Well	City Water
Number Of Floors	3	Sewer / Septic	Sewer
Year Built:	1988	Sprinkler System	No
Ceiling Height	10 ft	Fire Prevention, Security Alarm Y Life Safety	Fire Resistive
Ceiling Type	Acoustical drop ceiling	Environmental Assessment	TBD
Restrooms	Shared	Zoning	C
Lighting	Florescent	Assessment	\$151,410
Construction	Brick with concrete foundation.	Mill Rate	32.4
Framing	-	Estimated Taxes Per Sq Ft	\$1.50
Roof Type	Flat	Estimated Insurance Per Sq Ft	TBD
Column Spacing	N/A	Estimated CAM Per Sq Ft	TBD
Elevator	1	Access / Visibility	Conveniently located off of I-91. Visible from Silas Deane Highway.
Basement	N/A	Location Setting	Located in commercial-zoned district, heavy with retail and office properties.
Storage	TBD	Traffic Count	16,300
		Signage	Options available

Demographics

1 Mile 5 Miles 10 Miles

Total Households:	1,549	46,637	250,495
Total Population:	3,453	114,026	630,217
Average HH Income:	\$69,919	\$88,387	\$70,567

Property Highlights

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