

# FOR LEASE

2585 Berlin Tpke., Newington, CT

MATTHEWS COMMERCIAL PROPERTIES



## PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present the availability of a 7,000 SF freestanding 3-unit retail building with excellent visibility and signage on the highly travelled Berlin Turnpike.

## PROPERTY FEATURES

- 7,000 SF+/- Retail Building on 0.71 Acres - Large Parking Lot
- 5,000 SF+/- Vacant - Lower Level Warehouse with Double-Door Access
- Average Daily Traffic: 34,614 Vehicles

## LEASE RATE

- Lower Level: \$2,000 Per Month + Utilities (\$4.80 PSF Gross)

**NOAH D. MATTHEWS**  
203-721-3337  
[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

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## BUILDING

Total Available SF	5,000 SF +/-
Exterior Construction	Masonry Reinforced Concrete
Interior Construction	Drywall. Carpet.
Year Built	1959
Ceiling Height	11'
Parking	In-Common 11,000 SF Easement
Zoning	B-BT

## PROPERTY

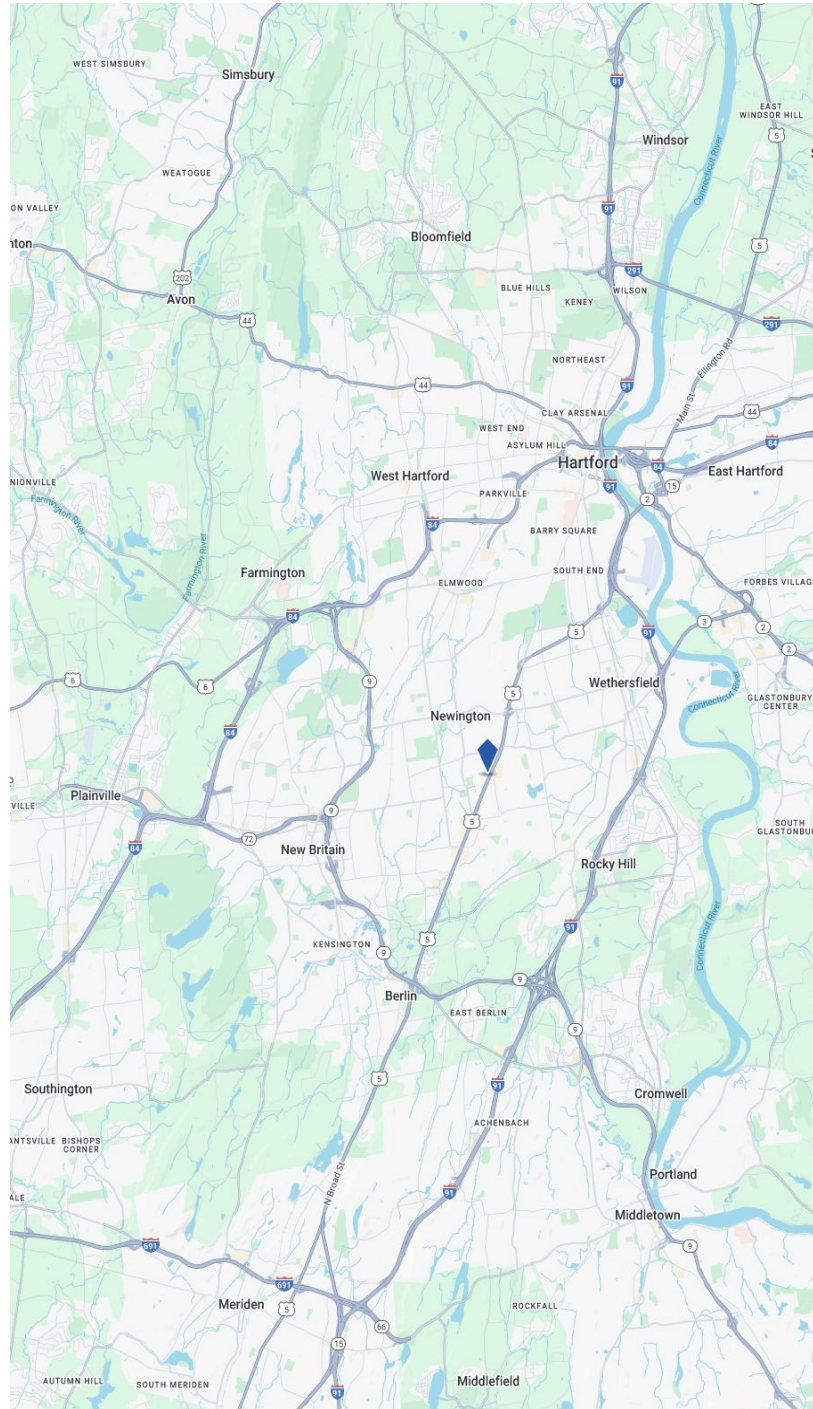
Lot Size	0.71 Acres
Distance to I-91	11.5 Miles

## MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Forced Air
A/C	Yes
Electric	Eversource
Sewer	City
Water	City

## TAXES

TAXES	\$25,760.90 (\$3.68 PSF)
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MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

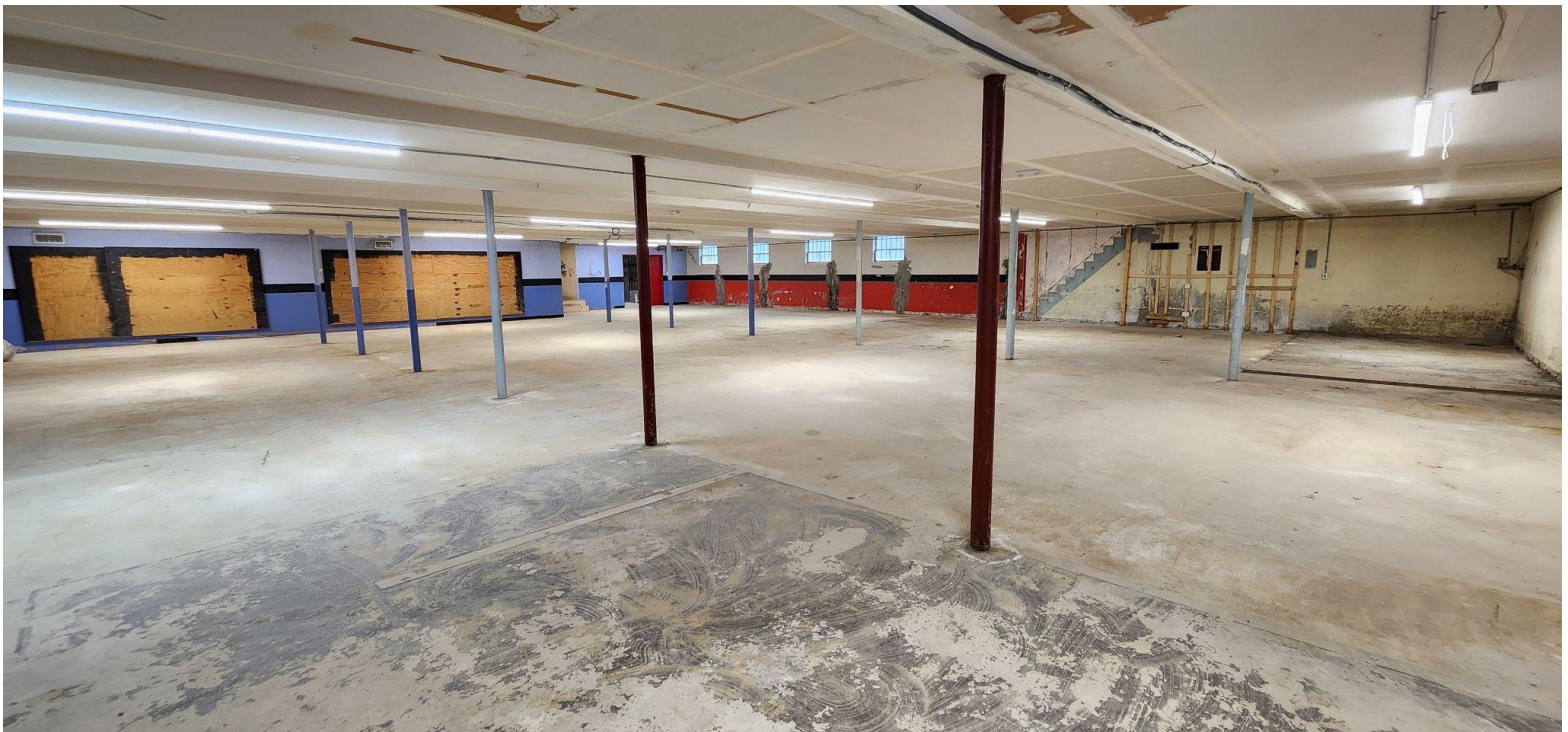
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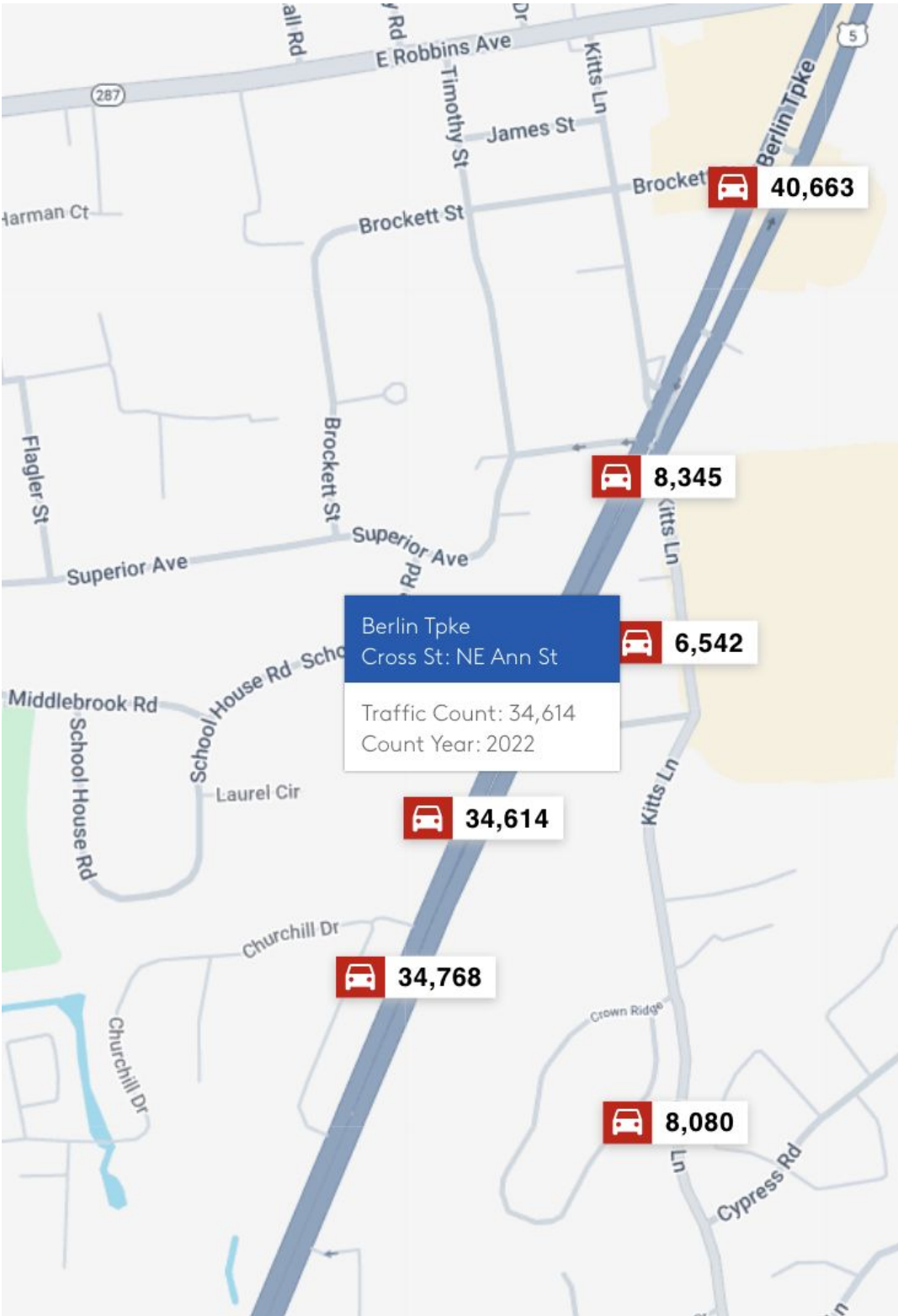
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