

FOR LEASE

1 & 7 North Main St., Southington, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 7 North Main St., Southington. This property is located in a desirable area with access to many restaurants and local businesses nearby. There is a large municipal parking lot directly behind and next to the building.

PROPERTY FEATURES

- Suite 203: 402 SF asking \$485 Per Month + \$85 CAMs + Utilities (\$14.48 PSF)
- Suite 207A & 207B: 551 SF asking \$585 Per Month + \$85 CAMs + Utilities (\$12.74 PSF)
- Lower Level: 3,000 SF asking \$2,500 Per Month + \$286 CAMs + Utilities (\$10.00 PSF)

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

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BUILDING

Total SF	7,759 SF +/-
Total Available SF	Suite 203: 402 SF +/- Suite 207A&B: 551 SF +/- Lower Level: 3,000 SF +/-
Exterior Construction	Brick/ Concrete
Interior Construction	Drywall/ Vinyl Flooring
Year Built	1957
Ceiling Height	10'
Parking	Large Municipal Parking Lot
Zoning	CB

PROPERTY

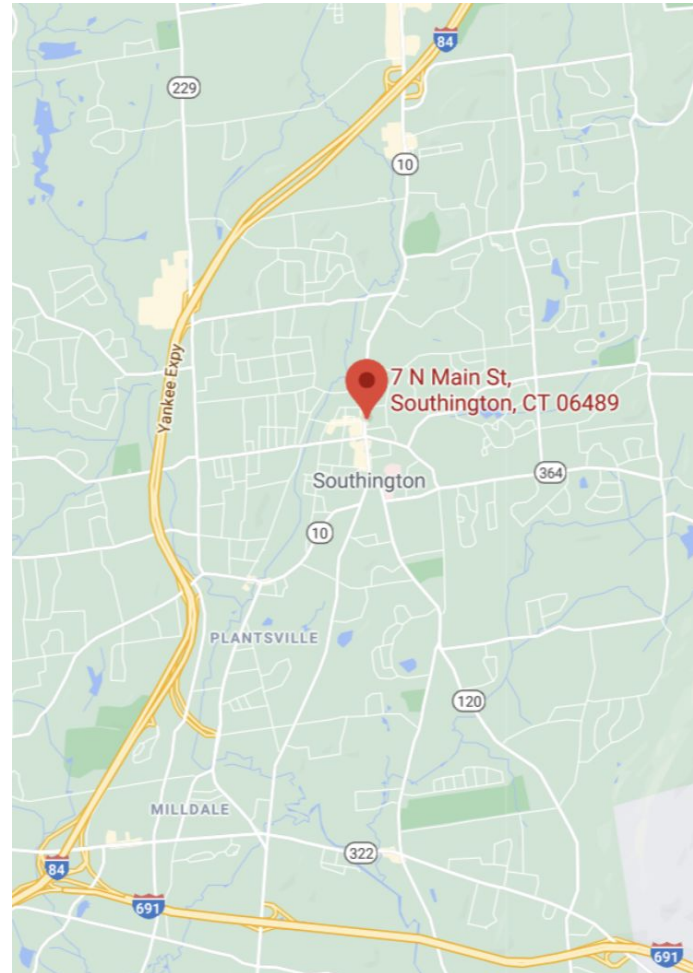
Lot Size	0.16 Acres
Distance to I-91 & I-691	1.7 Miles & 4.2 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
Electric	Eversource
Sewer	City
Water	City
Trash	Included with CAM Fee

TAXES

TAXES PSF	\$1.40 PSF
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819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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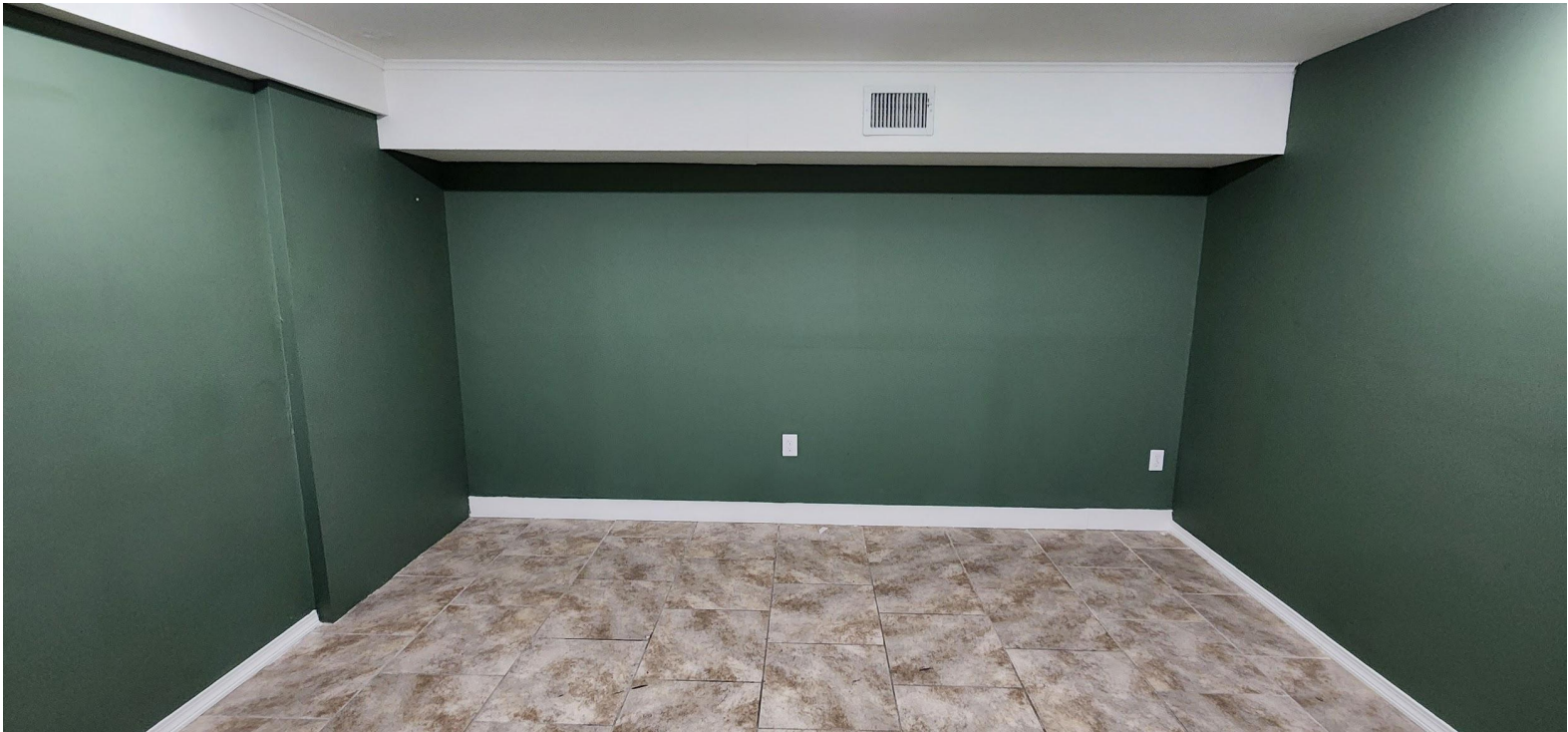
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A map of Southern New England, centered on the area around Hartford, Connecticut. A red location pin is placed in the western part of the map, near the town of Plainville. The map shows major highways including I-91, I-84, I-691, and various state routes like 202, 44, 6, 8, 9, 15, 2, 5, and 9. Major cities and towns labeled include Torrington, Harwinton, Burlington, Canton, Avon, Bloomfield, Windsor, Vernon, Manchester, Farmington, Newington, Glastonbury, Plainville, New Britain, Cromwell, Middletown, Meriden, Wallingford, Durham, Cheshire, Waterbury, Wolcott, Thomaston, Watertown, Middlebury, Naugatuck, Oxford, Seymour, Ansonia, Hamden, North, Killingworth, and Chester. The map also shows geographical features like the Connecticut River and the Cockaponset State Forest.

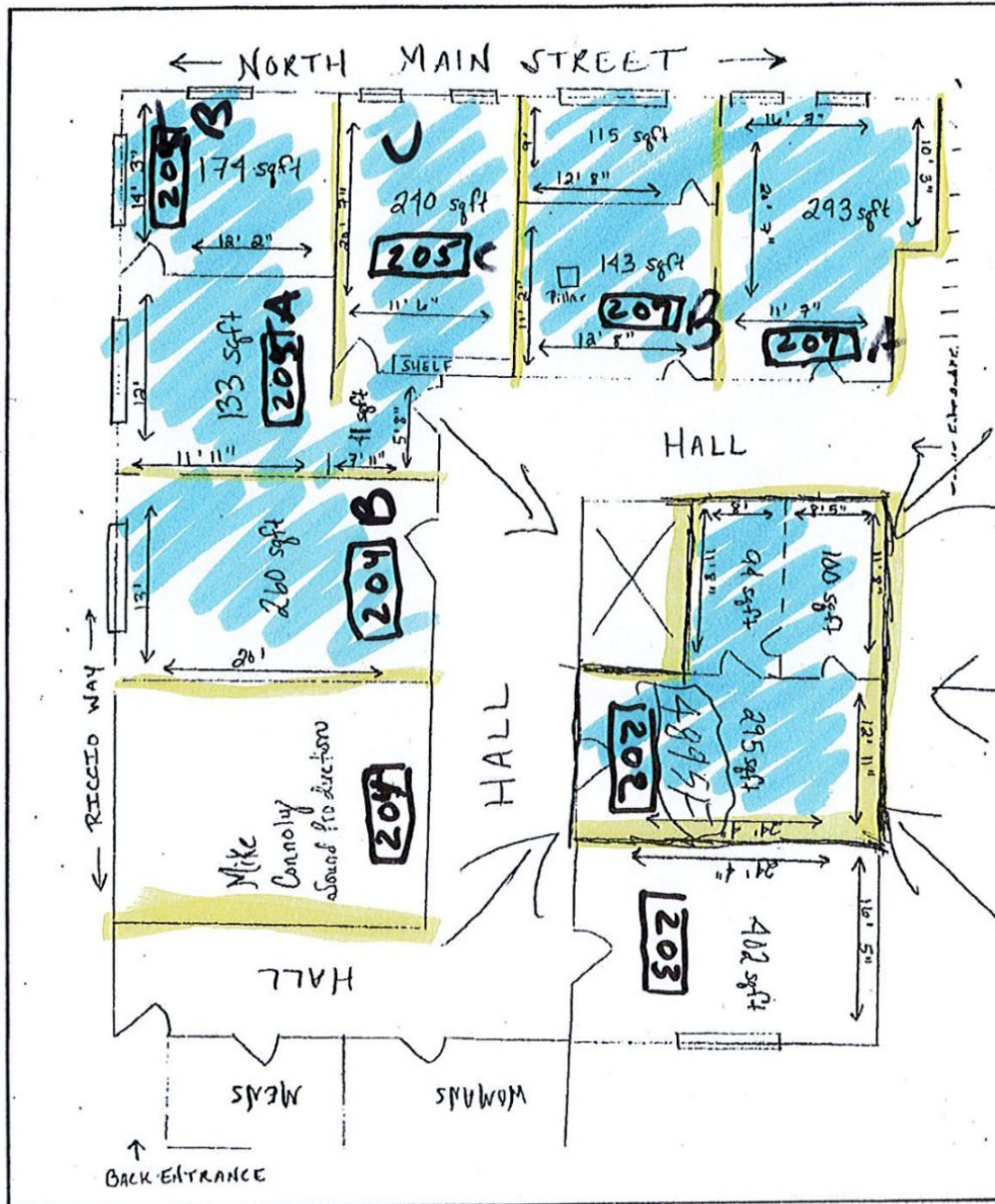
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7 NORTH MAIN STREET
SOUTHINGTON, CT



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