

FOR LEASE

1049 Queen St., Unit 8, Southington, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 1049 Queen St., Southington, CT. This retail complex, consisting of two buildings, is situated on one of the area's most heavily trafficked retail corridors. The building and signage provide excellent visibility and there is ample parking. There's a diverse mix of tenants in this busy plaza.

PROPERTY FEATURES

- 1,200 SF +/- Retail / Office
- 20' x 60' Unit
- Average Daily Traffic Count: 13,500 Vehicles

LEASE RATE

- \$14.50 PSF Gross + Utilities
- \$1,450.00 Per Month Gross + Utilities

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

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BUILDING

| | |
|-----------------------|-------------------------------|
| Total SF | 12,000 SF +/- |
| Total Available SF | 1,200 SF +/- |
| Exterior Construction | Brick/ Concrete/ Asphalt Roof |
| Interior Construction | Drywall/ Carpet |
| Year Built | 1988 |
| Ceiling Height | 8' |
| Parking | Large Parking Lot |
| Zoning | B - Business |

PROPERTY

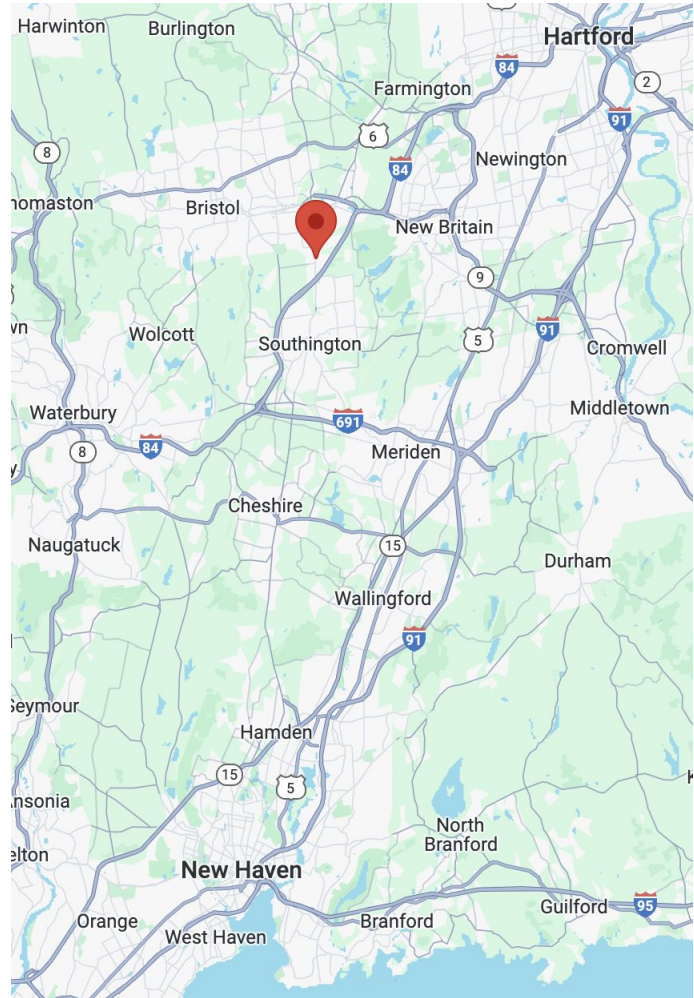
| | |
|--------------------------|-----------------------|
| Lot Size | 2.6 Acres |
| Distance to I-84 & I-691 | 0.8 Miles & 6.5 Miles |

MECHANICALS & UTILITIES

| | |
|-------------------|------------------|
| Heat Source/ Type | Gas - Forced Air |
| Electric | Eversource |
| Sewer | City |
| Water | City |

TAXES

| | |
|-----------|------------|
| TAXES PSF | \$1.36 PSF |
|-----------|------------|



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Middlebury, CT 06762

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