



Office Space up to 4,000 SF

FOR LEASE — CALL FOR PRICING

40 COLD SPRING ROAD
ROCKY HILL, CT

 **CUSHMAN &
WAKEFIELD**

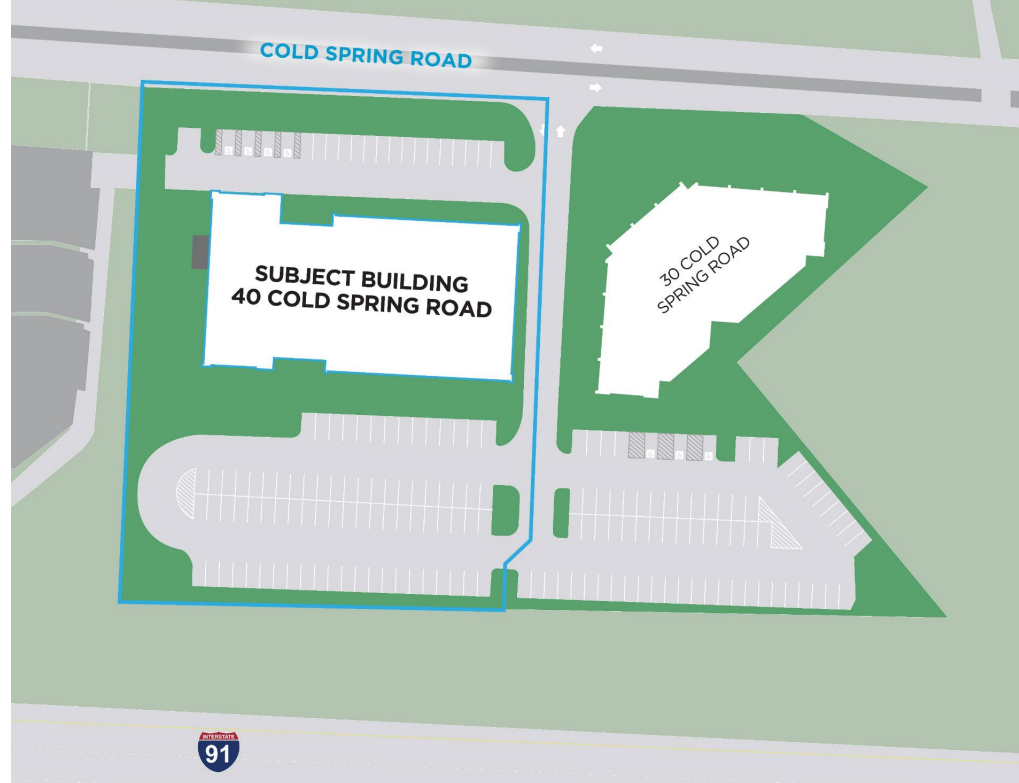
40 COLD SPRING ROAD

ROCKY HILL, CT

Property Features

40 Cold Spring Road is a 1-story flexible office building in a great location directly on I-91. A suite of 3,030 RSF is now available with a professional, high-quality buildout ready to go. Two additional interior spaces offer added square footage for conferencing space if needed.

- Central Rocky Hill location abutting I-91
- Numerous nearby amenities including Starbucks, restaurants, banking, grocery, hotel, residential, retail shops and Dunkin Donuts
- Abundant parking
- Monument signage
- All-inclusive rent structure — call for pricing
- Property is also available to purchase. Call for details.

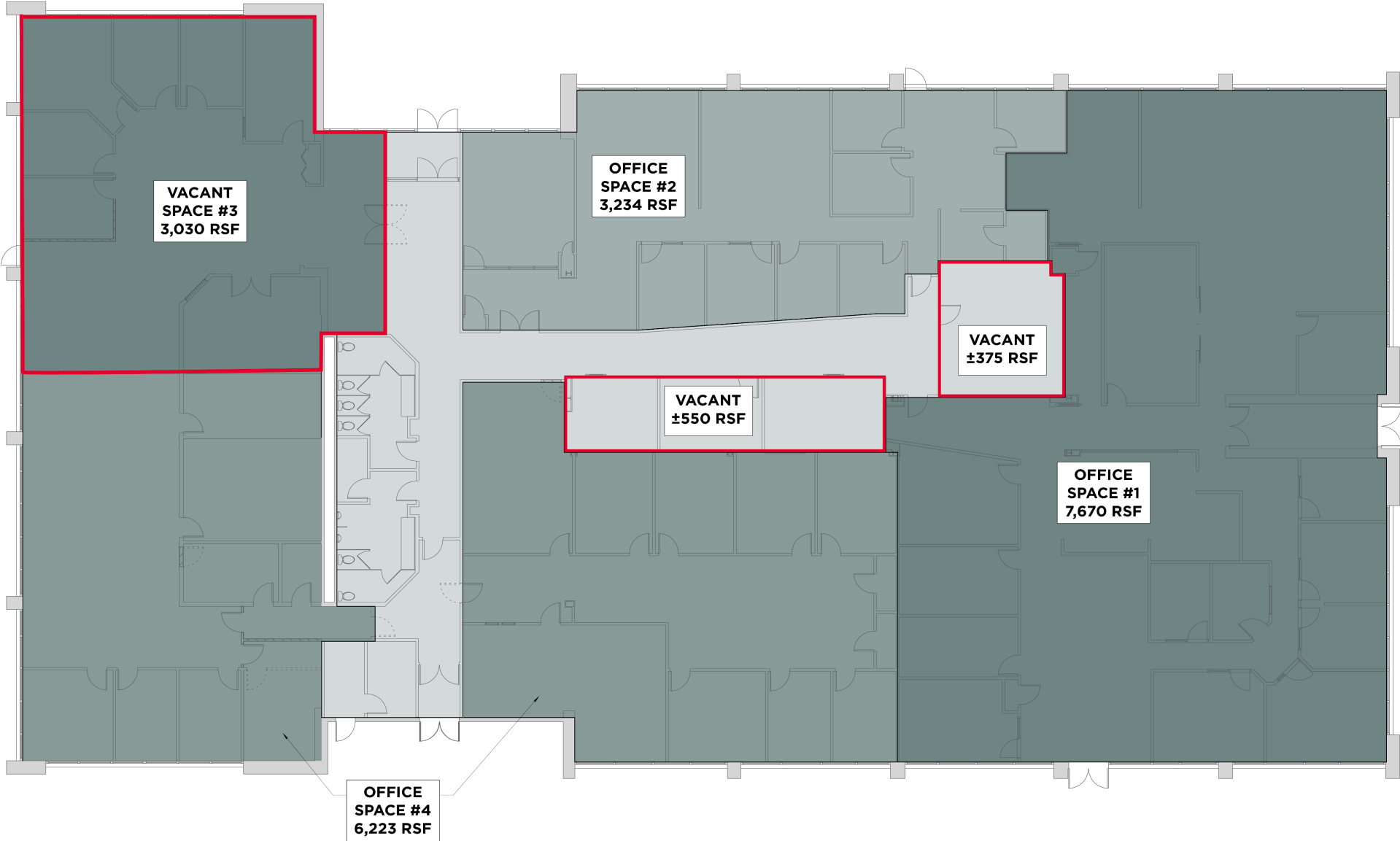


40 COLD SPRING ROAD

ROCKY HILL, CT



FLOOR PLAN





**40 Cold Spring Road
Rocky Hill, CT**

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