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# Ideal for office, medical or lab use

**55-57 Hatchetts Hill Road | Old Lyme, CT 06371**

55-57 Hatchetts Hill Road is a 24,154 SF multi-tenant office building, in excellent condition with well-maintained grounds. This property is conveniently located in Old Lyme, with immediate access to I-95. There is currently approximately 8,000 SF available for lease and the space is sub-dividable to approximately 2,000 SF. The building is handicap accessible and has ample parking.

## FEATURES

- 2-story office building totaling 24,154 SF on 4.45 acres
- 8,000 SF available for lease; sub-dividable to 2,000 SF
- Ideal for office, medical or lab use
- Immediate highway access to I-95
- Parking ratio: 4.7/1,000 or 114 spaces
- Built in 1988

Sale Price:

**\$2,400,000**

Lease Rate:

**\$14.00** PSF NNN

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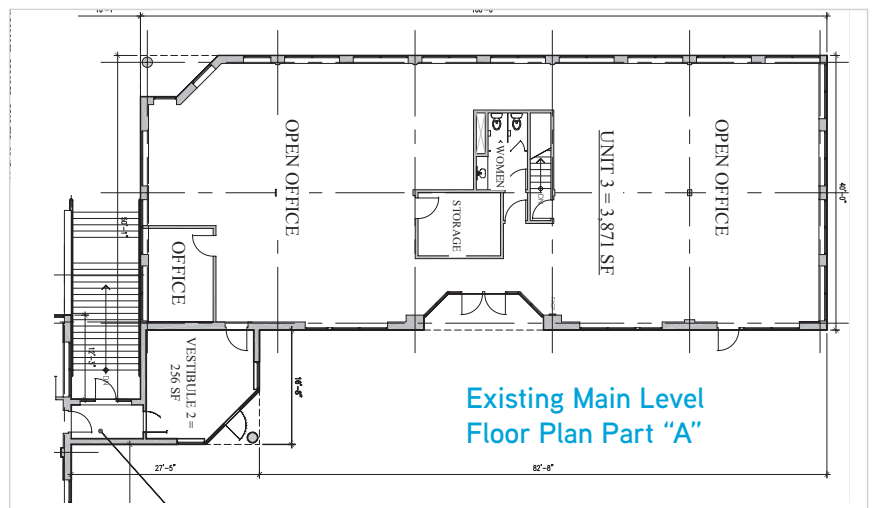
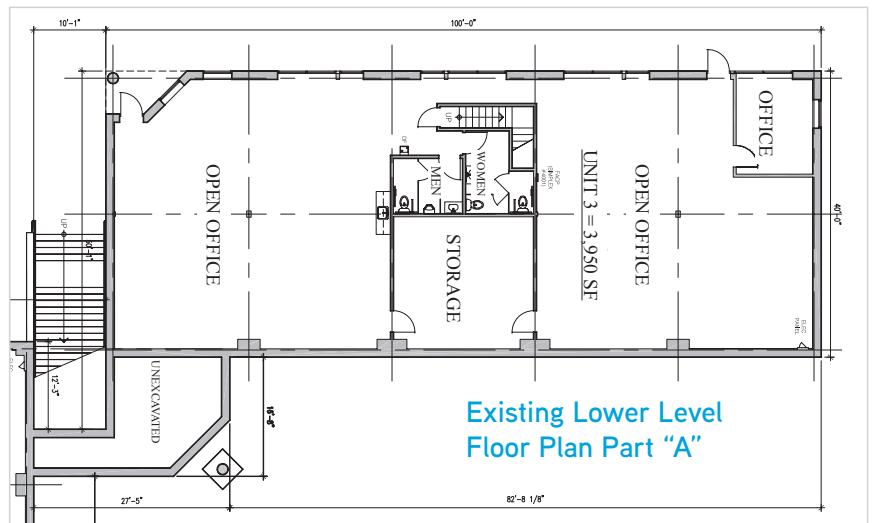
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## Specifications

Total SF	24,154
Available SF	8,000
No. of Floors	2
Subdivide To	2,000
Year Built	1988
Lot Size	4.45 acres
Zoning	LI80
Parking	114 spaces 4.7/1,000
Sale Price	\$2,400,000
Lease Rate	\$14.00/SF NNN



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