



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

10 CAPITAL DRIVE, WALLINGFORD, CT 06492

7,500± SF LIGHT INDUSTRIAL / MANUFACTURING / WAREHOUSE / FLEX SPACE

LEASE RATE \$7.50/SF NNN

HIGHLIGHTS

- 7,500± SF Available for Lease
 - Industrial Warehouse Space
 - Office Space
- 1 Loading Dock
- 14-16 Feet Ceiling Heights
- Electric Service: 400amp, 480/277volt
- 36 Parking Spaces
- Low Wallingford Electric Rates!

CONTACT

Sam Crampton

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE

10 Capital Drive, Wallingford, CT

LEASE RATE \$7.50/SF NNN

Light Industrial / Manufacturing / WH / Flex Space

BUILDING INFORMATION

GROSS BLDG AREA: 15,000± SF

AVAILABLE AREA: 7,500± SF

OF FLOORS: 1

LOADING DOCKS: 1

CLEAR HEIGHT: 14-16'

CONSTRUCTION: Masonry

ROOF TYPE: Metal

YEAR BUILT: 1984

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEATING: Gas, Forced Air

ELECTRIC/POWER: 400amp, 480/277volt

SITE INFORMATION

SITE AREA: 1.24± Acres

ZONING: I-40

PARKING: 36 Open Parking Spaces

SIGNAGE: Building

HWY ACCESS: I-91 - Exit 15, Route 15 – Exit 66

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$621,000

MILL RATE: 24.12

TAXES: \$14,978.62 (thru Jan 2026)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

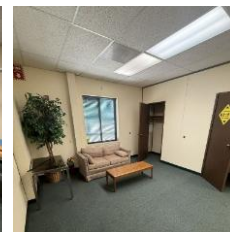
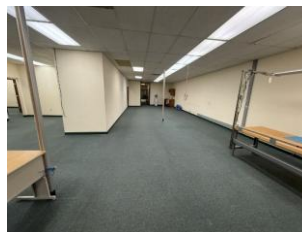
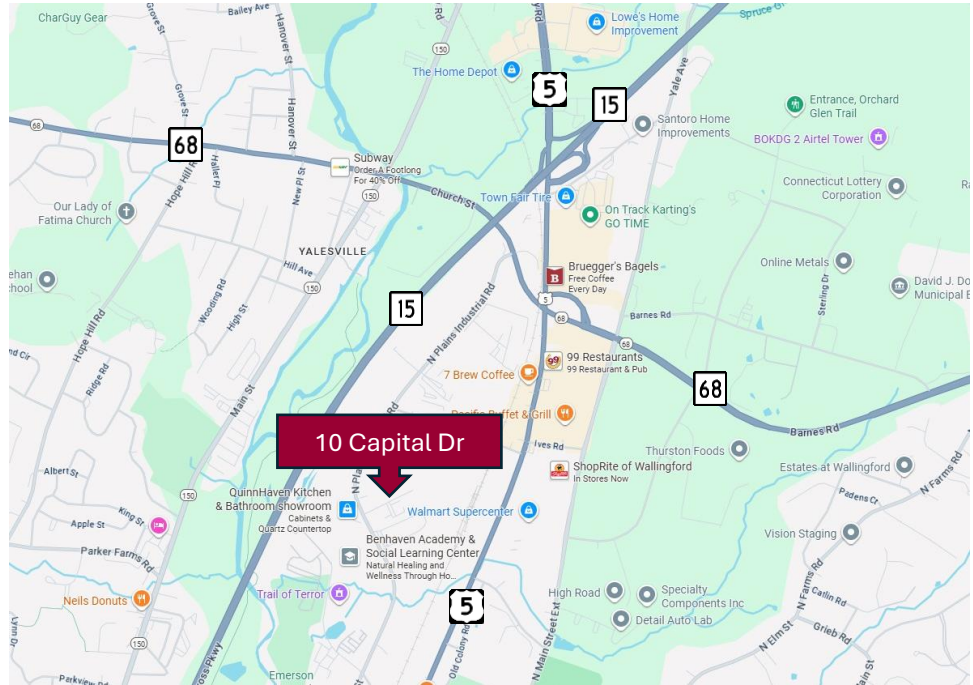
INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

NNN EXPENSES: \$2.34/psf

Directions: I-91 to Exit 15 to Route 68 to North Plains Industrial Rd to Capital Drive or Route 66 to Route 5 to Route 68 to North Plains Industrial Rd to Capital Dr



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