

# FOR SALE

970 N Colony Rd., Wallingford, CT

MATTHEWS COMMERCIAL PROPERTIES



## ±41,873 SF End-Cap Industrial / Retail Condo \$4,200,000

- ±41,873 SF end-cap retail or industrial space (former Big Lots)
- Located within Wallingford Plaza, anchored by Holiday Cinemas Stadium 14
- Co-tenancy includes Moe's Southwest Grill, Wood-n-Tap, and national/regional retailers
- Route 5 frontage with ±25,400 ADT
- 900+ parking spaces
- Immediate access to Route 15 (Wilbur Cross Parkway)
- Zoned RF-40 (Retail & Industrial Uses Permitted)
- Flexible layout accommodating retail, showroom, or light industrial uses
- Surrounded by major retailers including Home Depot, BJ's, Lowe's, Walmart, and ShopRite

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## BUILDING

- End-cap unit with ±41,873 SF of open, flexible floor plan
- (5) loading docks with levelers
- Open layout with minimal column interruptions (±25' spacing)
- ±16' clear ceiling height
- Suitable for large-format retail, fitness, entertainment, recreation, and other specialty uses
- Prominent building exposure with excellent signage (building and pylon)
- Exterior Construction: Concrete Block
- Interior Construction: Metal Stud / Sheetrock Partitions / VCT Tile / Concrete
- Ceiling: Suspended acoustic tile (ACT) with recessed lighting
- Roof: Asphalt / Rubber Membrane
- Year Built: 1967

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## PROPERTY

- Served by 25,400 ADT along Route 5 with immediate access to Route 15
- Distance to I-91 & I-84: 2.2 Miles & 4.6 Miles
- Convenient access points along N. Colony Rd.
- Strong co-tenancy with restaurants, entertainment, and national retailers
- Regional consumer draw from Wallingford, North Haven, Meriden, and Cheshire
- 900+ parking spaces shared with the plaza
- Real Estate Taxes: \$1.35 PSF
- CAM Charges: \$6.35 PSF
- Zoning: RF40

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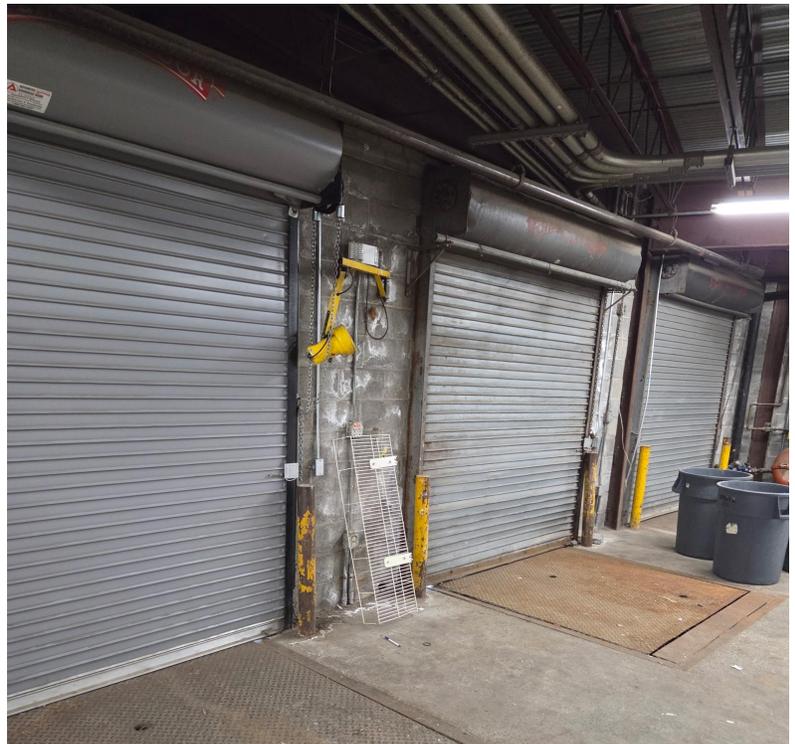
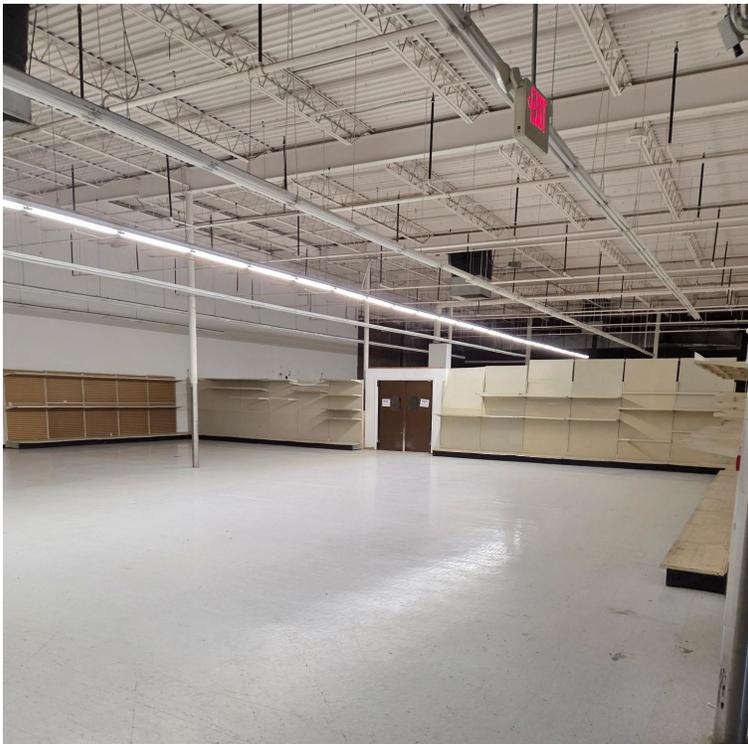


## MECHANICALS & UTILITIES

- Fully sprinklered (wet system)
- Heating: Gas - Forced Air (Rooftop Units with Ducted Distribution)
- Air Conditioning: Central air conditioning
- Electric provider: Eversource
- Sewer & Water: Municipal

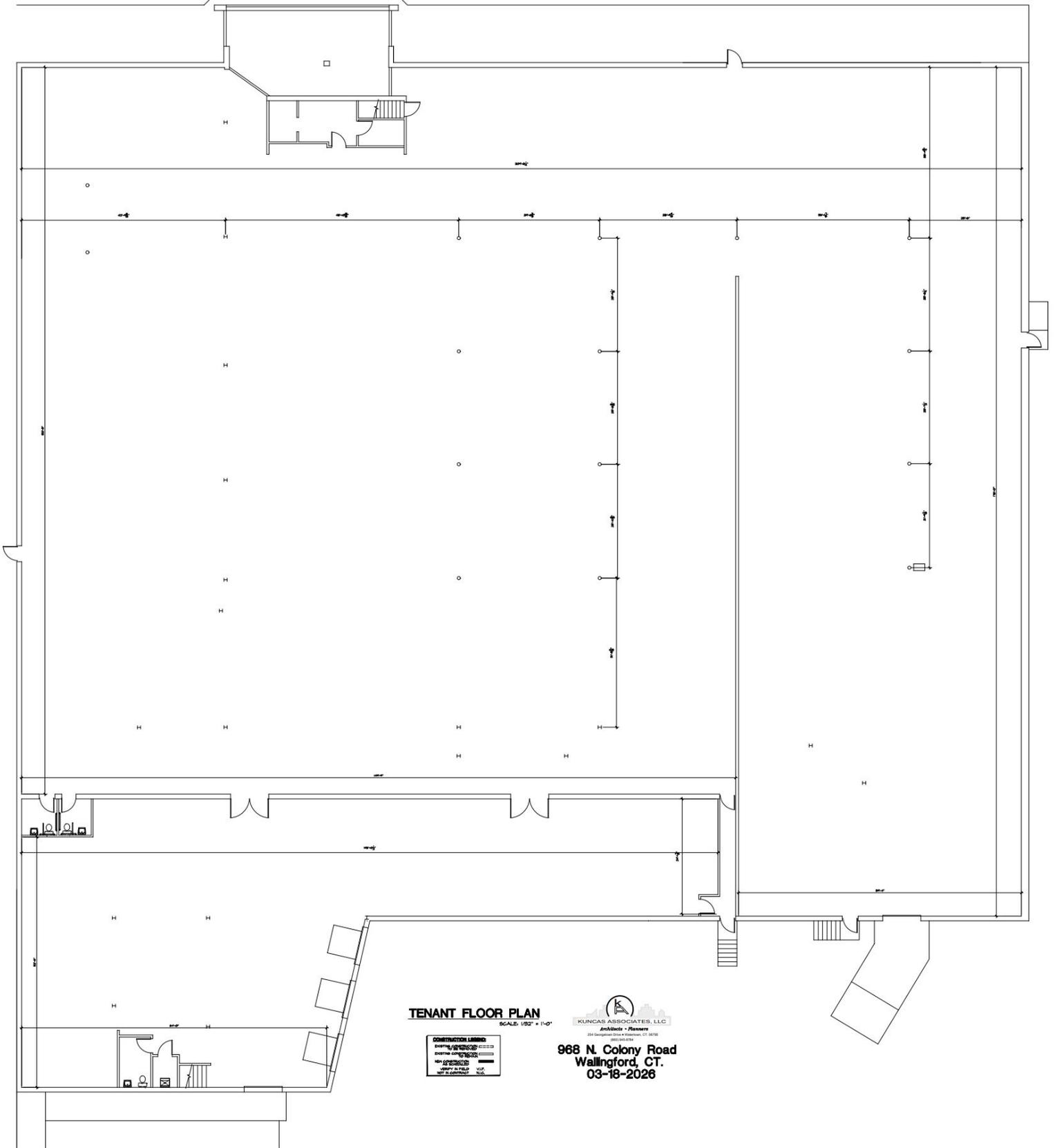
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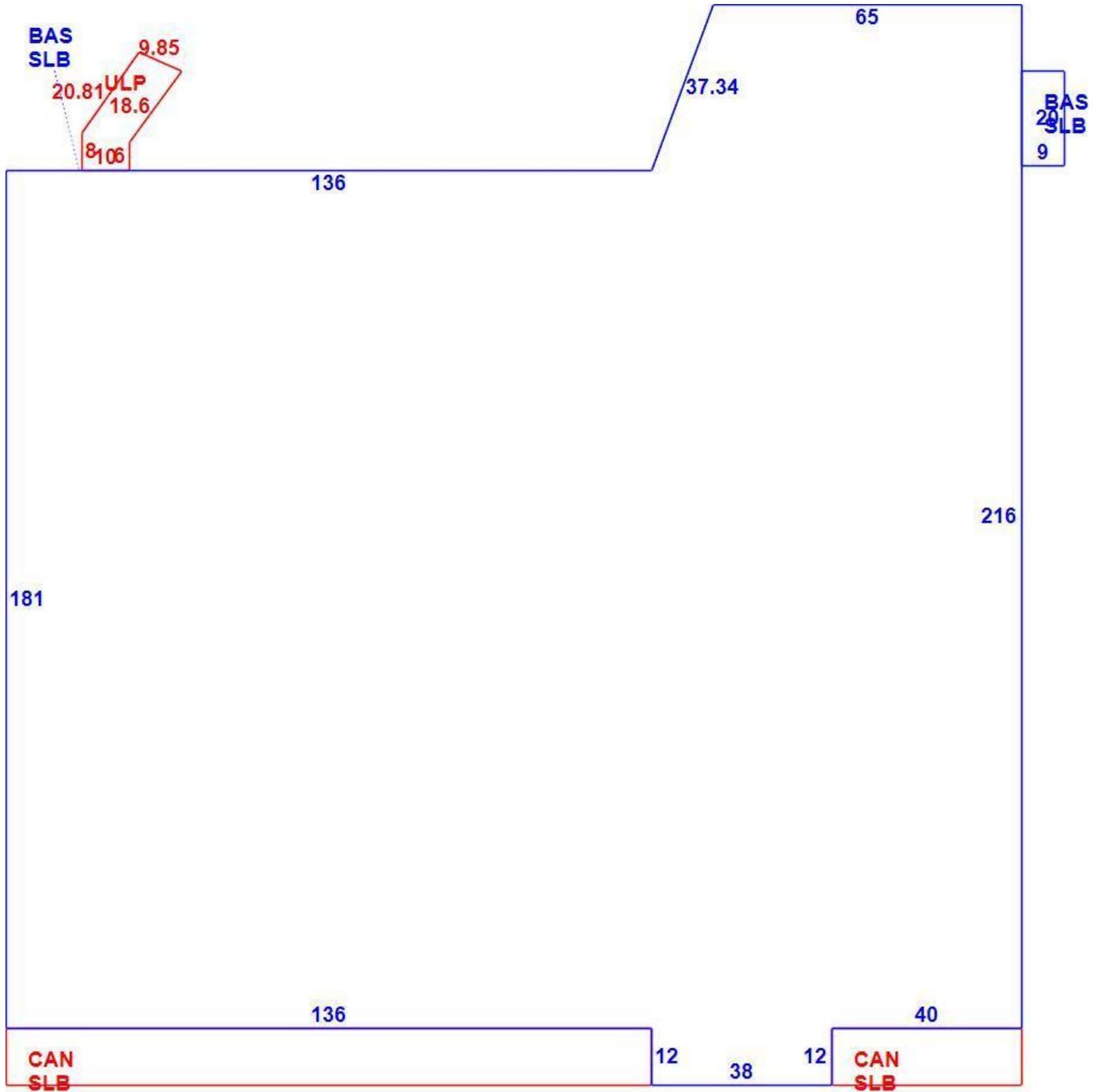
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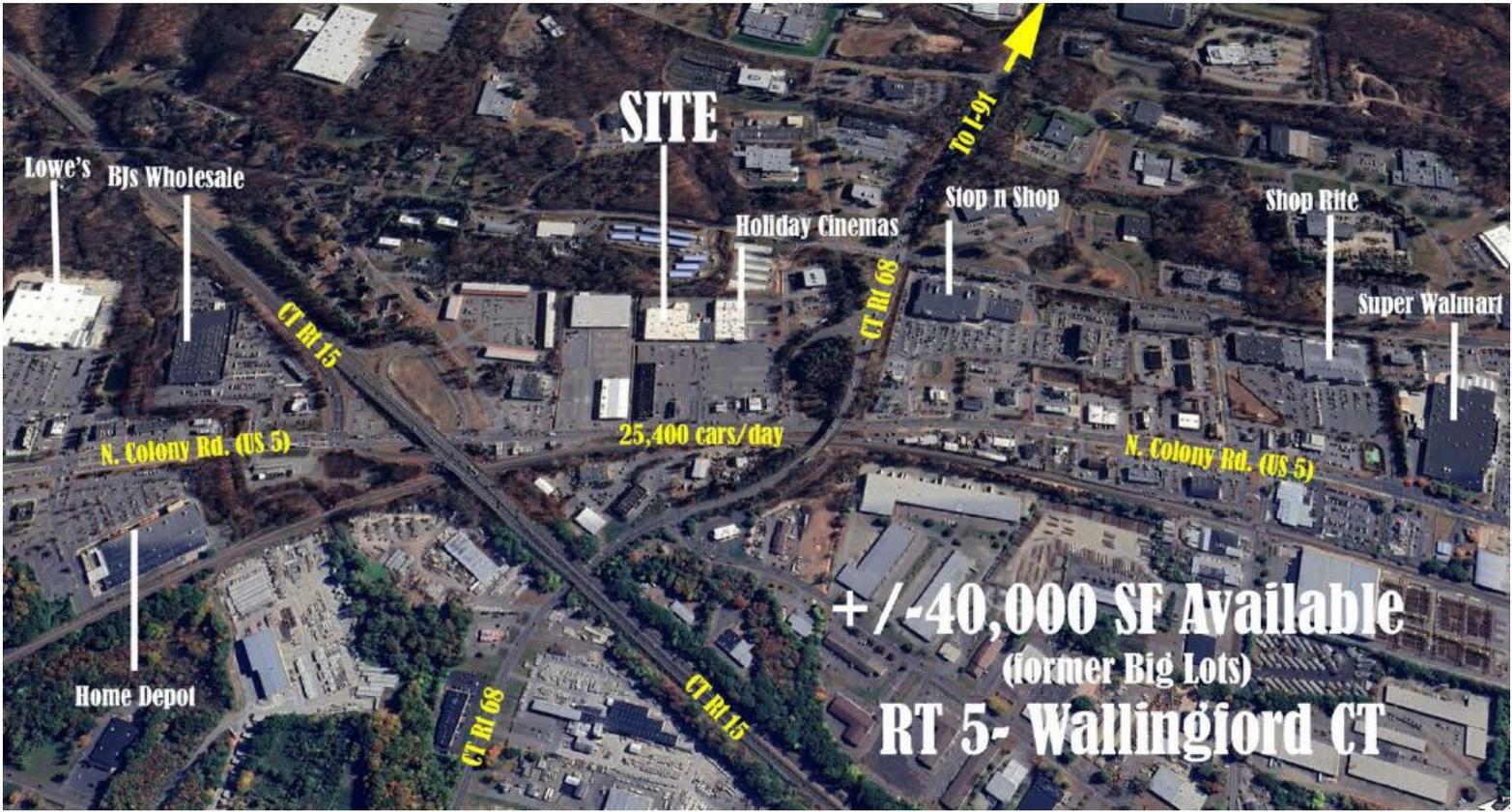
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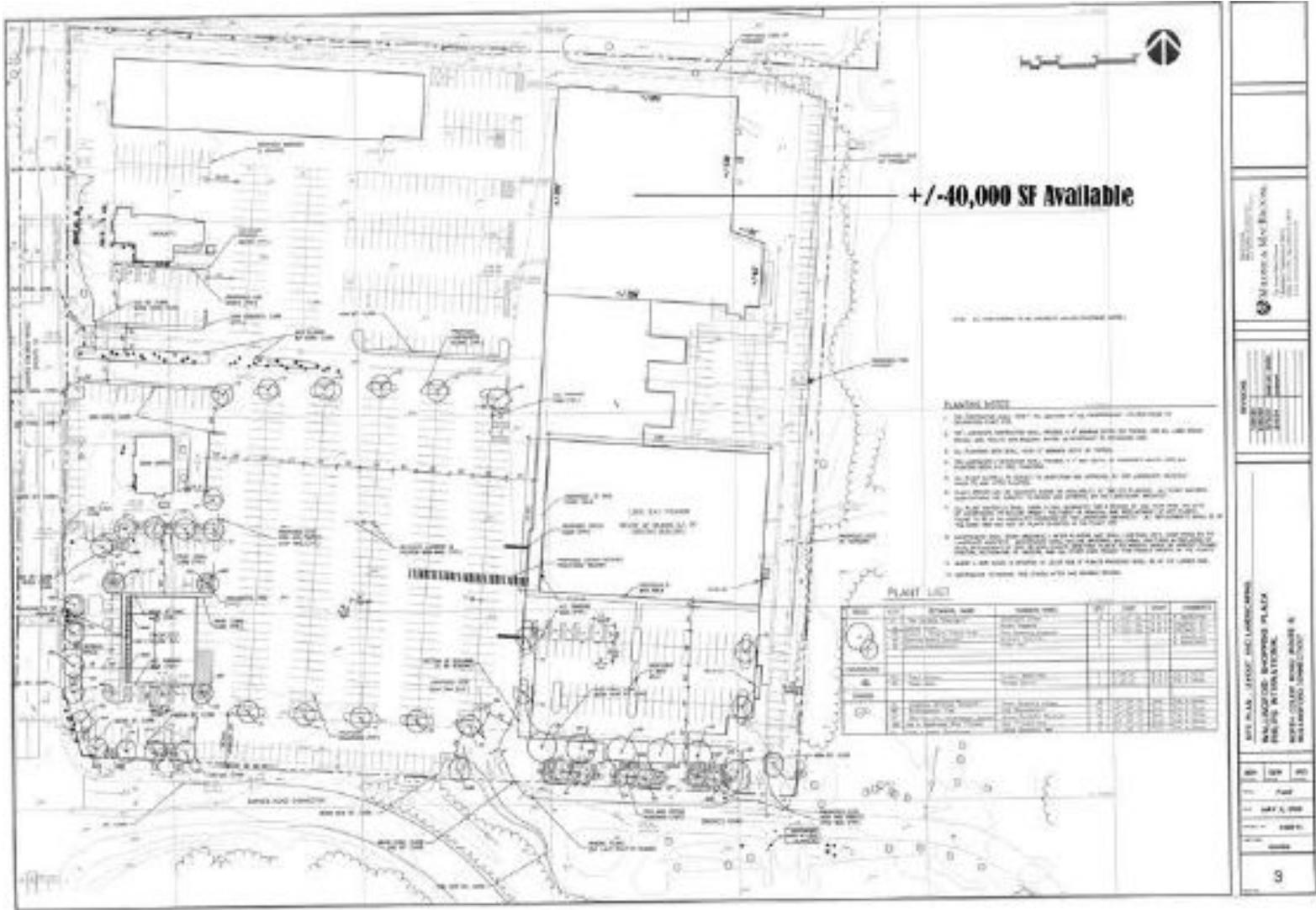
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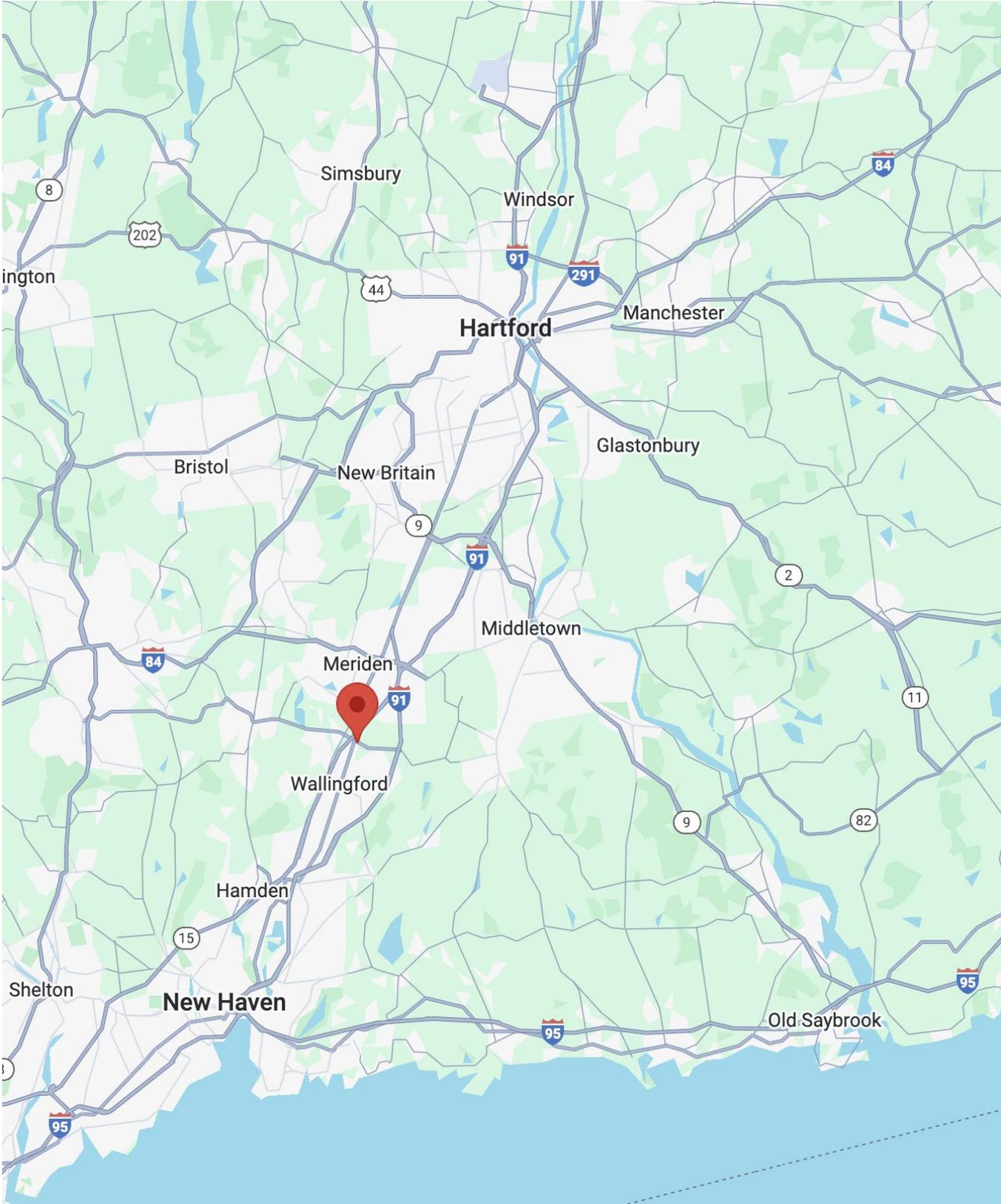
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