



# FOR LEASE

1056 South Colony Road, Wallingford CT 06492

816± SF IN-LINE RETAIL SPACE

**LEASE RATE: \$1,800/MONTH + UTILITIES**

## HIGHLIGHTS

- 4,299± SF Building
- 816± SF Available
  - In-line Retail Space
- Signage: On Building & Pylon
- 0.37 Acre
- Zoning: CB40
- 20 Parking Spaces
- 16,700± ADT
- I-91, Exit 13
- Many area amenities

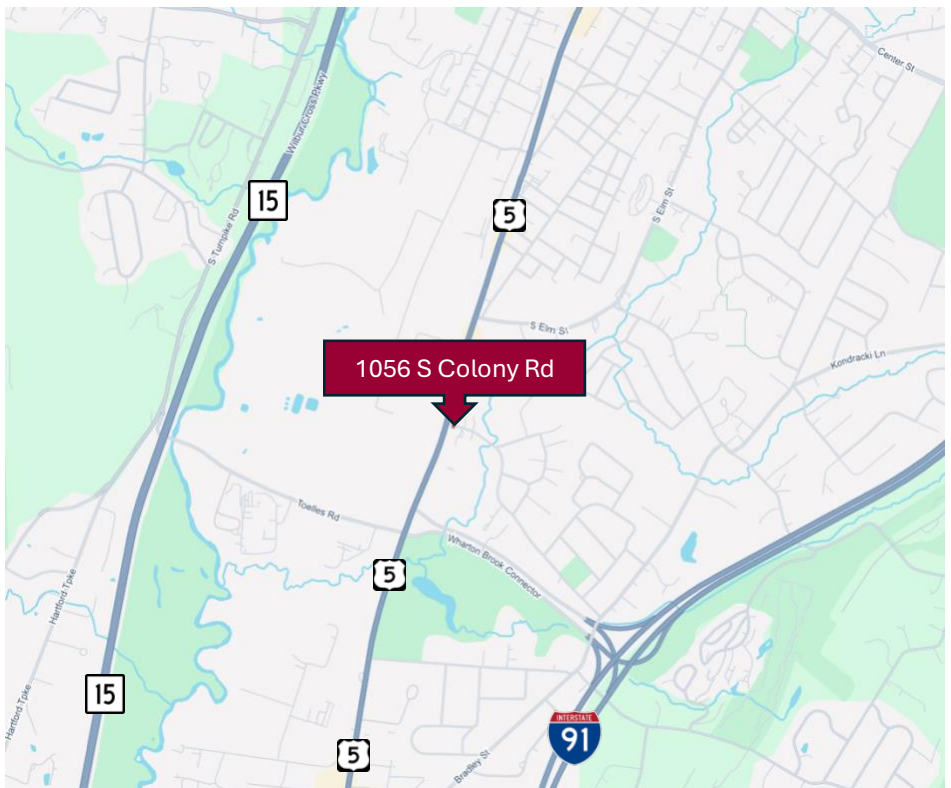
## CONTACT

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

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

Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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





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## BUILDING INFORMATION

**GROSS BLD. AREA:** 4,299± SF

**AVAILABLE AREA:** 816± SF

**# OF FLOORS:** 1

**CONSTRUCTION:** Masonry

**ROOF TYPE:** Flat, Tar & Gravel

**YEAR BUILT:** 1975

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Hot Water

**SPRINKLERED:** No

## SITE INFORMATION

**SITE AREA:** 0.37± Acre

**ZONING:** CB40

**PARKING:** 20 Spaces

**SIGNAGE:** On-Building / Pylon

**VISIBILITY:** Excellent

**HWY ACCESS:** I-91, Exit 13

**TRAFFIC COUNT:** 16,700± ADT

## UTILITIES

**SEWER:** City

**WATER:** City

**GAS:** Yes

## EXPENSES

**RE TAXES:** ☐ Tenant ☒ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

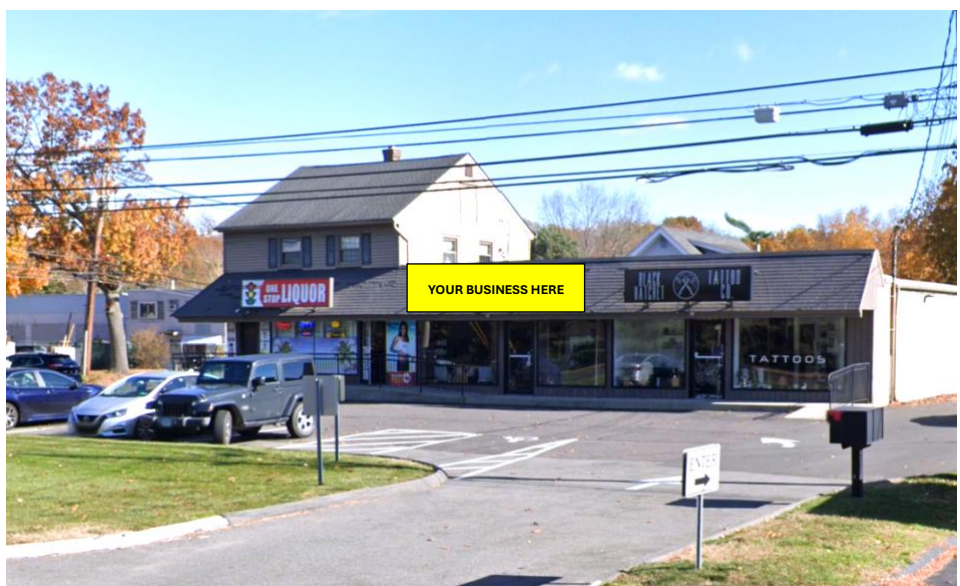
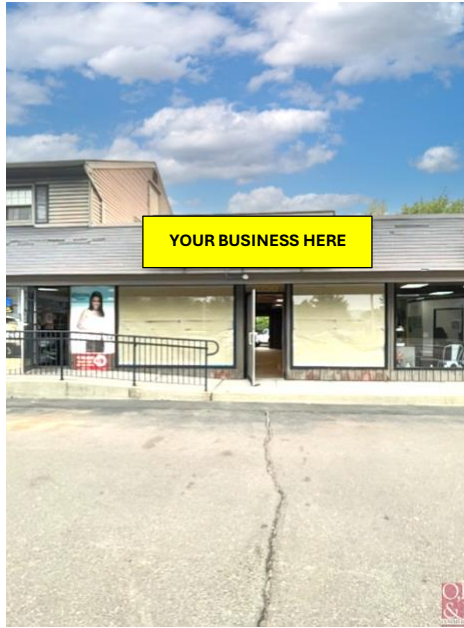
**INSURANCE:** ☐ Tenant ☒ Landlord

**MAINTENANCE:** ☐ Tenant ☒ Landlord

**JANITORIAL:** ☐ Tenant ☒ Landlord

## PROHIBITED USES:

Convenience Stores



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