



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

135 North Plains Industrial Road, Wallingford, CT 06492  
21,177± SF INDUSTRIAL / FLEX BUILDING | 2,829± SF AVAILABLE FOR LEASE

**LEASE RATE: \$9.95/SF NNN**

## HIGHLIGHTS

- 21,177±SF Industrial / Flex Building
- 2,829± SF for Lease
- Set on 2.43± Acres
- 42 Parking Spaces: 5/1,000
- 400amp Electric Service
- Lowest Electric Rates in State – Wallingford Electric!
- Close to Route 15 and I-91



## CONTACT

**Sam Crampton**  
Cell: 203-343-8426  
[scrampton@orlcommercial.com](mailto:scrampton@orlcommercial.com)

**J. Richard Lee**  
Office: 203-643-1006  
[rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)



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

2 Summit Place, Branford, CT 06405 | ☎ (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](mailto:rlee@orlcommercial.com) | License: REB.0758300

**BUILDING INFORMATION**

**GROSS BLDG AREA:** 21,177± SF  
**AVAILABLE AREA:** 2,829± SF  
**WILL SUBDIVIDE TO:** 2,829± SF  
**# OF FLOORS:** 1  
**OVERHEAD DOORS:** 3  
**CLEAR HEIGHT:** 15 Feet  
**CONSTRUCTION:** Masonry  
**ROOF TYPE:** Tar & Gravel  
**YEAR BUILT:** 1980

**MECHANICAL EQUIPMENT**

**AIR CONDITIONING:** Central Air  
**HEAT:** Gas, Forced Air  
**ELECTRIC/POWER:** 400amp

**SITE INFORMATION**

**SITE AREA:** 2.43± Acres  
**ZONING:** I-40  
**PARKING:** 42 Spaces in common  
**SIGNAGE:** Pylon  
**HWY ACCESS:** 4.5 Miles to I-91, 1.7 Miles to Route 15

**UTILITIES**

**SEWER/WATER:** Public Connected  
**GAS:** Yes  
**FIBER:** Fiber Available

**TAXES**

**ASSESSMENT:** \$950,100  
**MILL RATE:** 24.12  
**TAXES:** \$22,916.42 (thru Jan 2026)

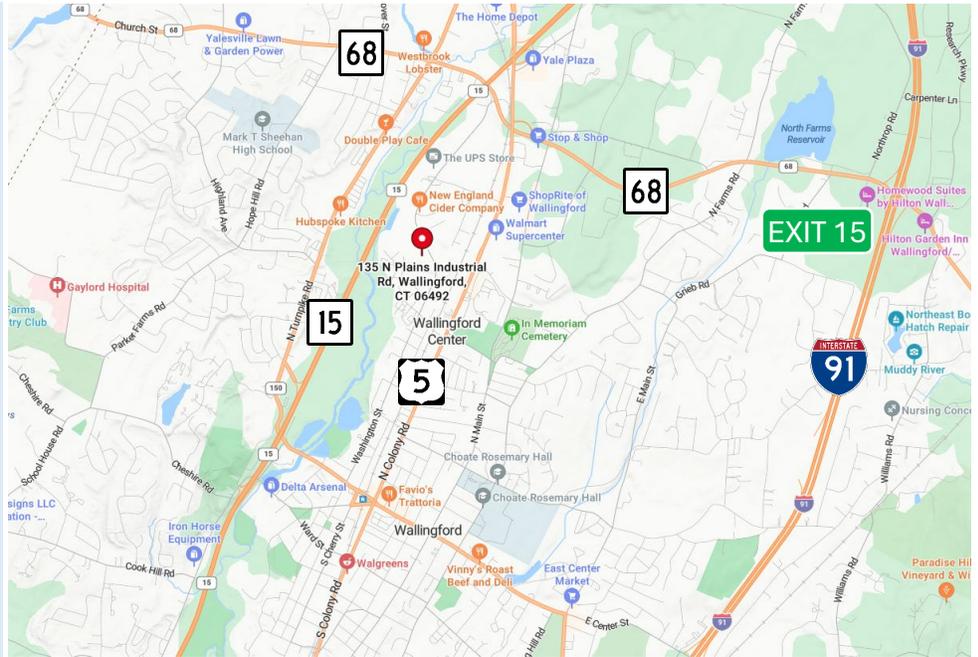
**EXPENSES**

**RE TAXES:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord

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