

# FOR LEASE | FLEX & OFFICE SPACE RANGING FROM 1,300 – 16,500± SF

## IDEAL FOR CLEAN MANUFACTURING | ASSEMBLY | OFFICE



10 Research Parkway, Wallingford, CT 06492 | Video: [Wallingford CT: A Great Place to Do Business](#)

Ranked in Top 50  
Commercial Firms in U.S.

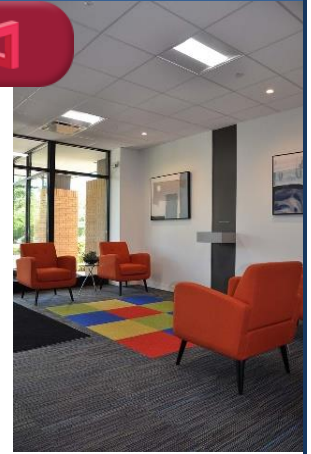
LEASE RATE: \$18.75/SF plus electric



**Drone Tour**



**Virtual Tour**



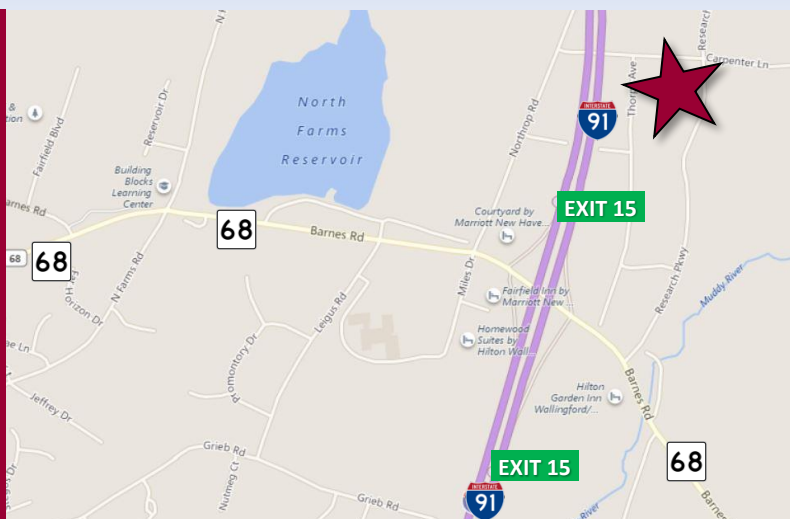
**New Fitness Center**



O,R&L Commercial is pleased to offer premier Flex/Office space for Lease in a 69,000± SF building on 15.9± acres. Landlord will work with Tenant to transform the space into anything from modern millennial office to clean automated manufacturing. Available suites range from 1,300 – 16,500± SF. The property offers full building automation system for LED lighting, HVAC & access, high speed fiber in place. The building (tax incentives available) and/or parking lot with electric car charging stations can easily be expanded. Wallingford electric offers the lowest electric costs in the region. Centrally located within the state, Wallingford offers close proximity to highways and is a short commute (approximately 20 minutes) to both New Haven and Hartford. Easy access to I-91 at Exit 15.

### STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below with the camera on your smart phone to sign-up for email notifications.



### Property Highlights

- Premier Flex / Office space for Lease
- Suites ranging from 1,300 – 16,500± SF
- Ideal for clean manufacturing, assembly or office
- 2019 Full building automation system for LED lighting, HVAC & access
- High Speed Fiber in place
- New Fitness Center
- Parking - 5/1000 ratio, can easily be expanded. Electric car charging stations.
- Lowest electric costs in region – Wallingford Electric
- Easy access to I-91, Exit 15

For more information contact: **J. Richard Lee** | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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

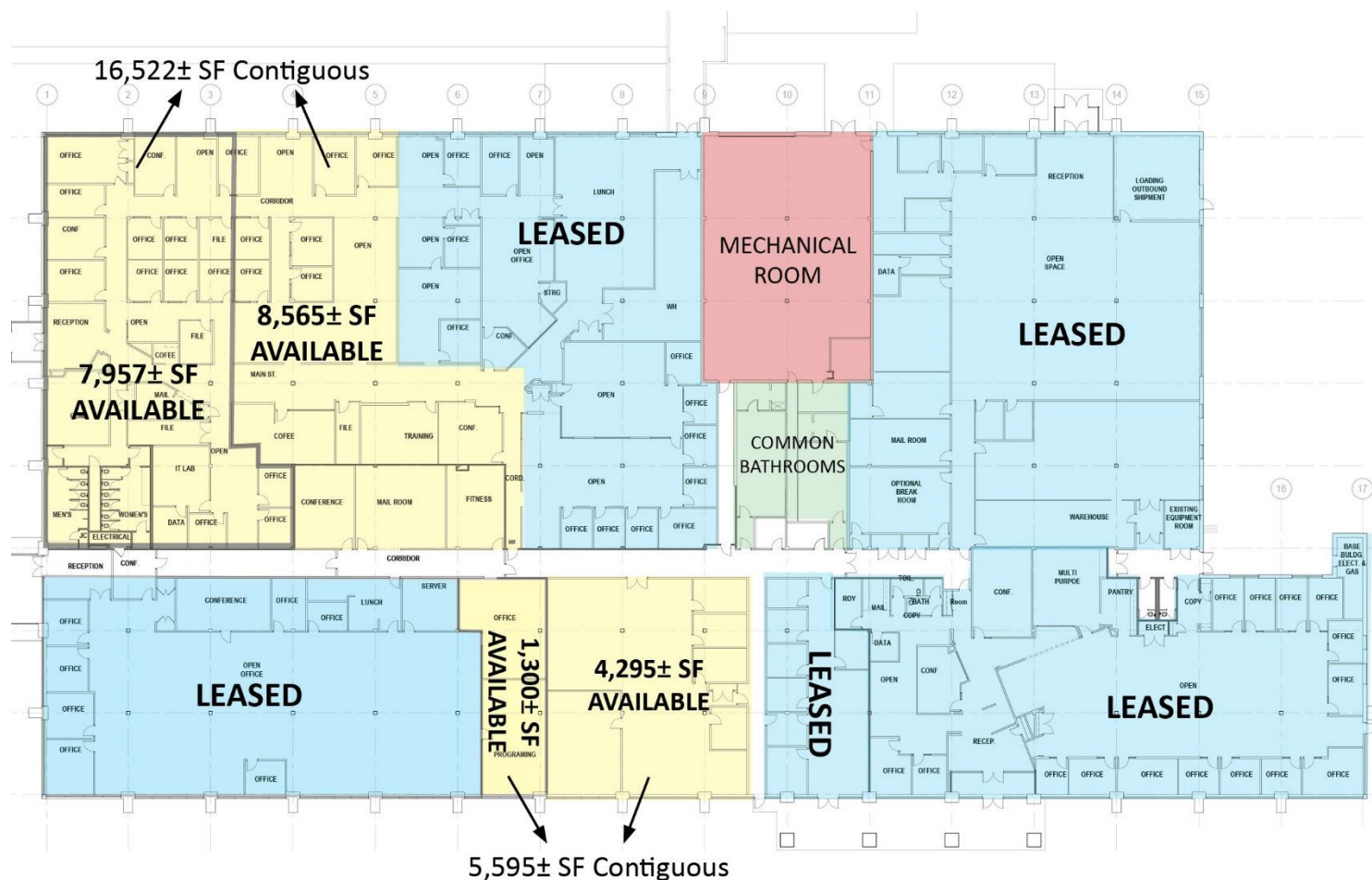
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### BUILDING INFORMATION

GROSS BLDG AREA 69,000± SF  
 AVAILABLE AREA 22,117± SF  
 MIN AREA / MAX AREA 1,300± SF / 16,522± SF  
 NUMBER OF FLOORS 1  
 CLEAR HEIGHT 10'  
 CONSTRUCTION Masonry, Brick  
 YEAR BUILT/RENOVATED 1990, 2004, 2013, 2019

### SITE

SITE AREA 15.9 acres  
 ZONING Commercial  
 PARKING Ample, 5/1000 ratio, can easily be expanded  
 SIGNAGE On building  
 VISIBILITY Excellent on Research Parkway  
 HWY ACCESS Easy access to I-91, Exit 15

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Warm Air  
 SPRINKLERED Yes

### EXPENSES

RE TAXES ( ) Tenant (x) Landlord  
 UTILITIES (x) Tenant ( ) Landlord  
 INSURANCE ( ) Tenant (x) Landlord  
 MAINTENANCE ( ) Tenant (x) Landlord  
 JANITORIAL (x) Tenant ( ) Landlord

### UTILITIES

SEWER Public Connected  
 WATER Public Connected  
 GAS Public Connected

### COMMENTS

22,117± SF of premier flex/office space for Lease, ideal for clean manufacturing, assembly, or office. Renovated in 2019 to provide full building automation system for LED lighting, HVAC & access. High speed fiber is in place. Electric car charging stations available. Ample parking—can easily be expanded. Easy access to I-91 at Exit 15. Lowest electric costs in region. **Availabilities include: 7,957± SF, 8,565± SF of Flex space (combined for 16,522 SF contiguous) and 1,300± SF and 4,295± SF of Office space (combined for 5,595± SF contiguous).**

### DIRECTIONS

I-91 to Exit 15 to Barnes Road (Route 68) to Research Parkway.

### Property Highlights

- Premier Flex/Office space for Lease
- Multiple suites available totaling 22,117± SF
  - 7,957± SF\* - Flex
  - 8,565± SF\* - Flex
  - 1,300± SF\* - Office
  - 4,295± SF\* - Office
- \*Flex Contiguous to 16,522± SF
- \*Office Contiguous to 5,595± SF
- Ideal for clean manufacturing, assembly or office
- 2019 Full building automation system for LED lighting, HVAC & access
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- New Fitness Center
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