

FOR LEASE

BUILD TO SUIT

15 STERLING DRIVE | WALLINGFORD, CT 06492



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 15 Sterling Drive, a readily available build-to-suit opportunity in Wallingford, CT. This true shovel-ready site can accommodate up to 62,500 SF of industrial space suitable for a wide range of uses. With key municipal approvals recently secured, 15 Sterling Drive is primed for fast-track development and speed-to-market accessibility.

PROPERTY HIGHLIGHTS

- Easy highway access
- Beautiful industrial park setting
- Professional landlord
- Approvals for site development recently secured by the Town of Wallingford

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Available SF:	30,000 SF to 62,500 SF
Lot Size:	22.38 Acres
Building Size:	62,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	832	49,869	119,796
Total Population	2,415	127,333	311,365
Average HH Income	\$108,393	\$74,793	\$87,789

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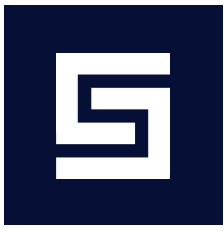
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Rate: Subject to Offer

BUILDING SPECIFICATIONS

Building Size	Up to 62,500 SF
Office Space	3,000 SF
Warehouse	62,500
Ceiling Height	30 ft
Docks	10
Dock Door Description	10' x 10'
Roof	Standing Seam Metal or Rubber Membrane
Column Spacing	50' x 50'
Floor Coverings	Concrete
Exterior Walls	Either concrete or metal

MECHANICAL/UTILITIES

Power	TBD
Heat	Gas
Air Conditioning	Office (optional in warehouse)
Lighting	LED
Sprinklers	Wet
Gas / Propane	Yes

LAND

Lot Size	22.38 Acres
Zoning	IX

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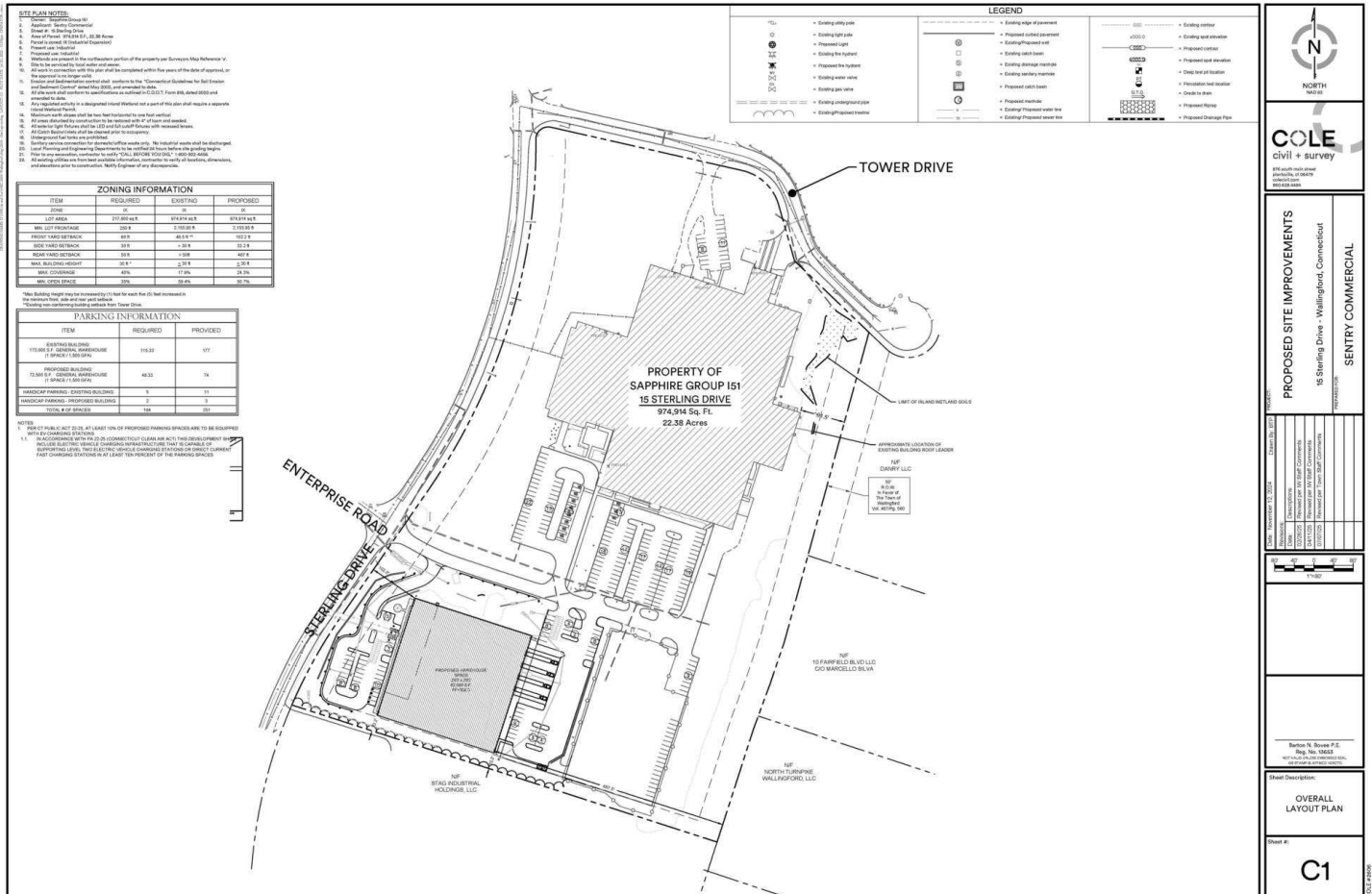


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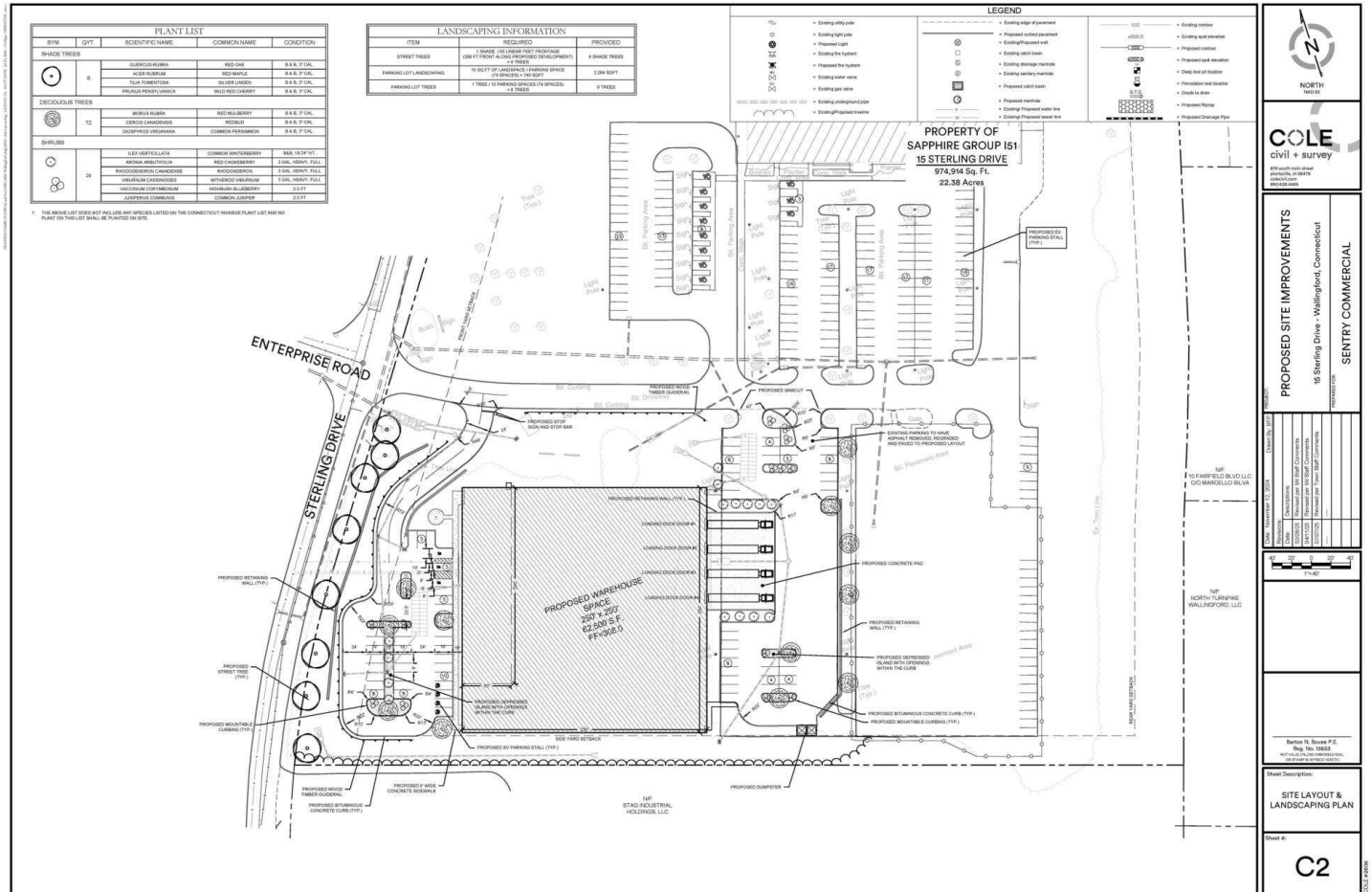


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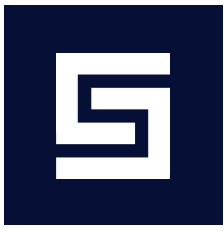
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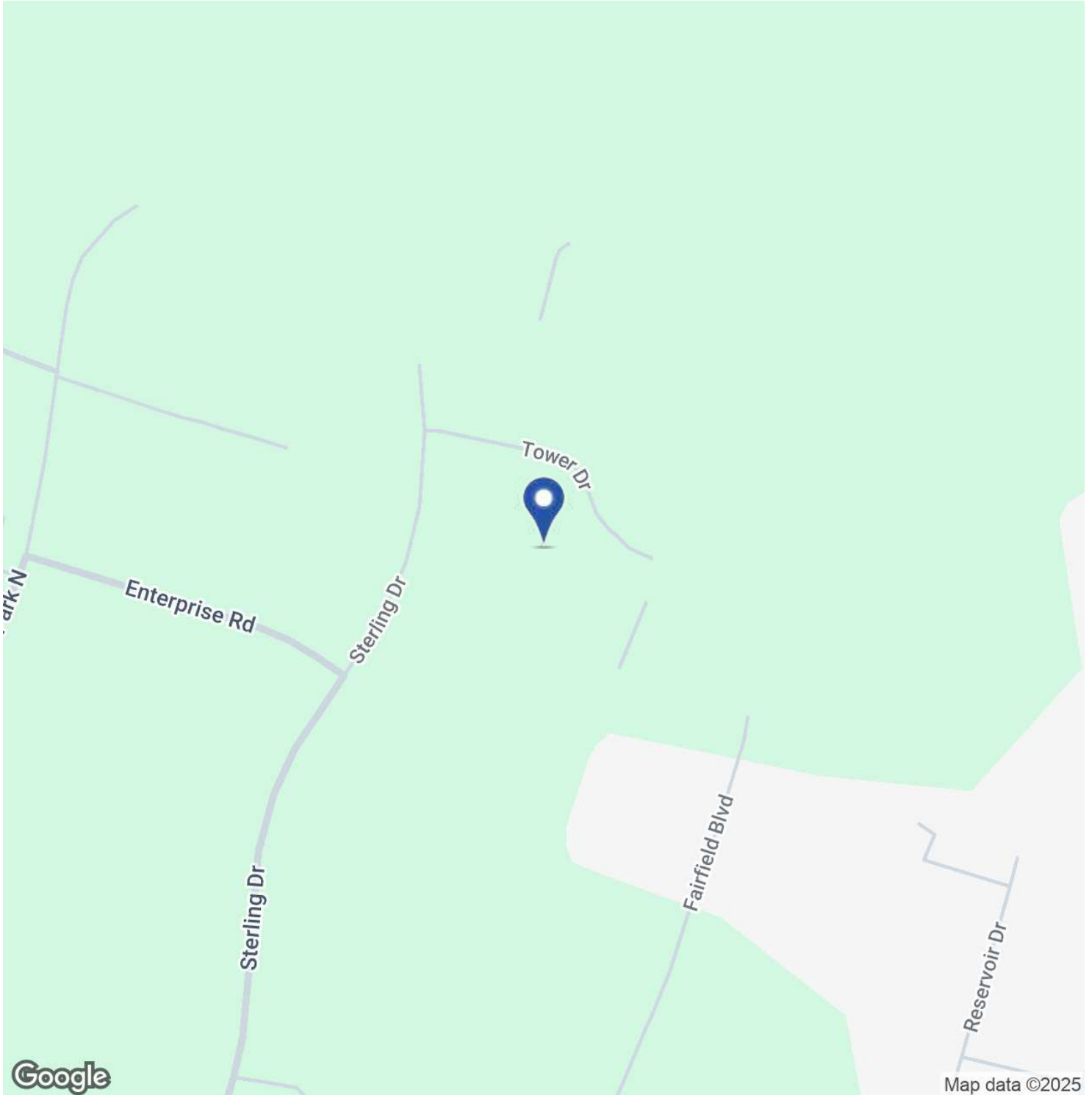
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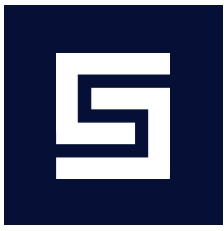
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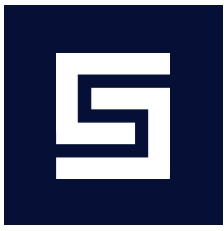
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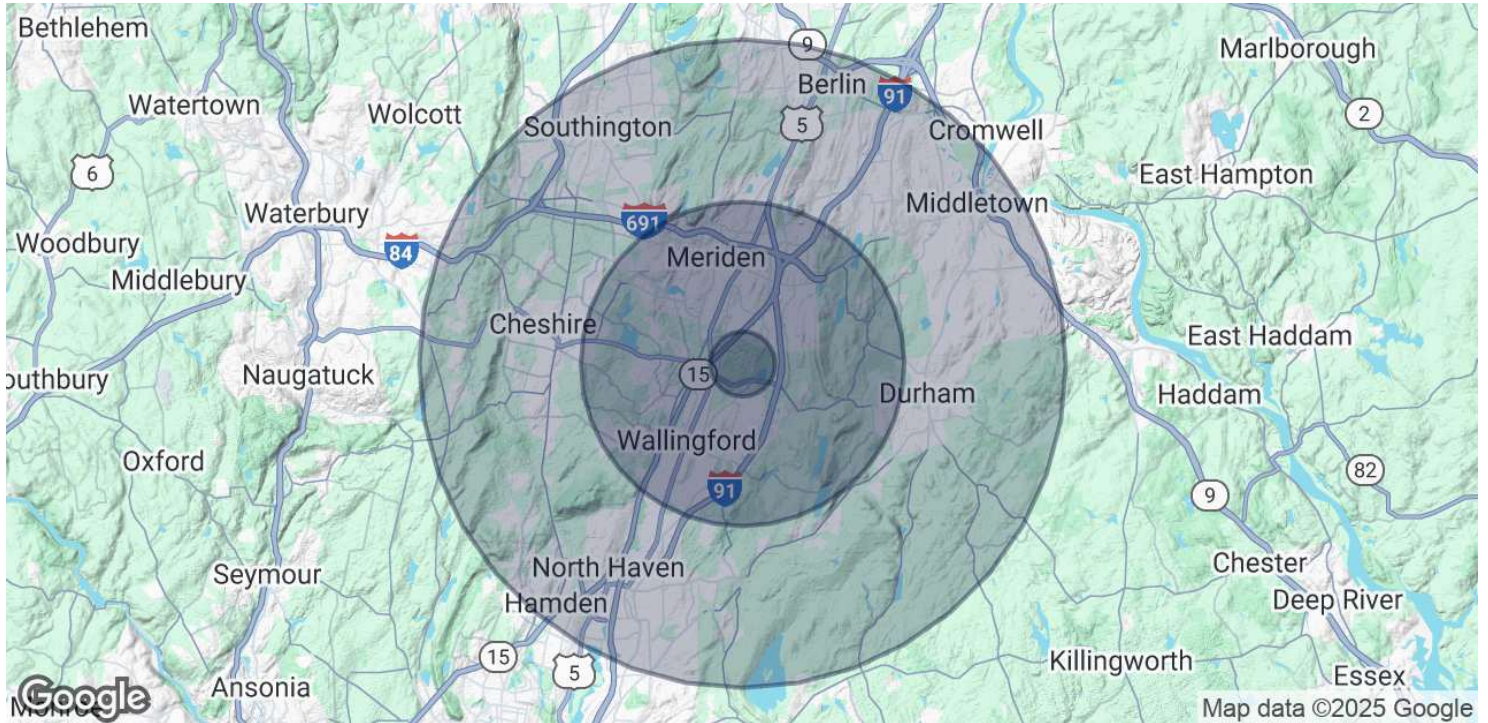
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,415	127,333	311,365
Average age	41.5	39.5	40.6
Average age (Male)	41.5	38.6	39.5
Average age (Female)	40.4	40.4	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	832	49,869	119,796
# of persons per HH	2.9	2.6	2.6
Average HH income	\$108,393	\$74,793	\$87,789
Average house value	\$249,299	\$256,536	\$306,789

* Demographic data derived from 2020 ACS - US Census

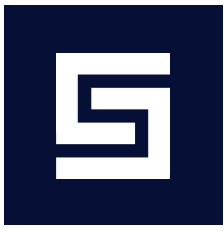
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