

FOR SALE & LEASE | 21,177± SF INDUSTRIAL / FLEX BUILDING

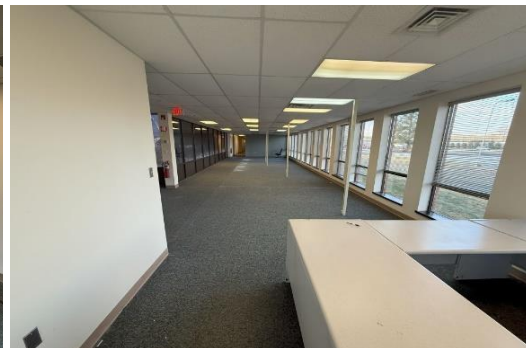
LOWEST ELECTRIC RATES IN STATE – WALLINGFORD ELECTRIC

135 North Plains Industrial Road, Wallingford, CT, 06492

SALE PRICE: \$2,200,000 | LEASE RATE: \$9.95/SF NNN

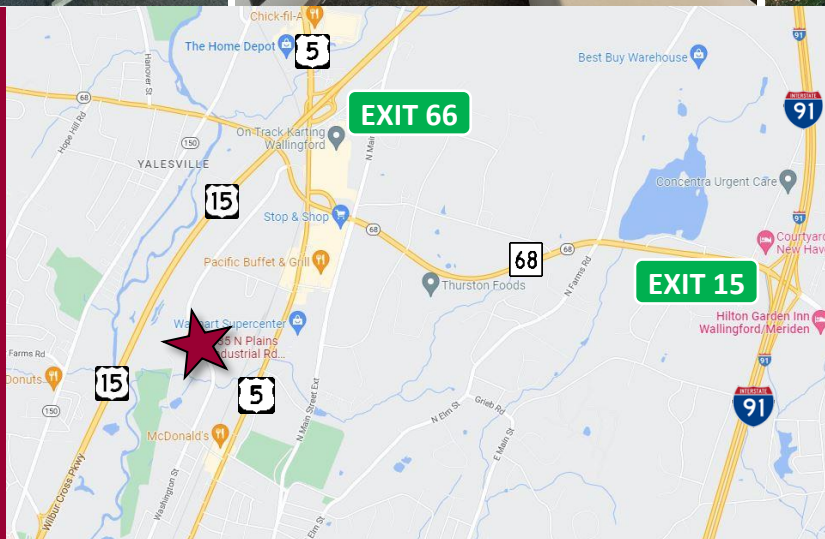


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 21,177± SF Industrial Flex Building For Sale & Lease
- 8,523 ± SF Industrial Flex available for lease
- Set on 2.43 acres
- 42 Parking Spaces: 5/1,000
- 400 amp Electric Service
- Lowest Electric Rates in State / Wallingford Electric
- **Ideal Building for Research, Light Manufacturing, Office, Daycare or Medical**

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Samuel Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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 21,177± SF
 AVAILABLE AREA 8,523± SF
 WILL SUBDIVIDE TO 4,500± SF
 OVERHEAD DOORS 3
 CEILING HEIGHT 15'
 CONSTRUCTION Masonry
 ROOF TYPE Tar & Gravel
 YEAR BUILT 1980

SITE

SITE AREA 2.43 acres
 ZONING I40
 PARKING 42 spaces in common
 SIGNAGE Pylon
 HWY ACCESS 4.5 mi to I-91,
 1.7 mi to Route 15

EXPENSES

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

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air-Duc
 ELECTRIC SERVICE 400amp

UTILITIES

SEWER Public Connected
 WATER Public Connected
 GAS Public Connected

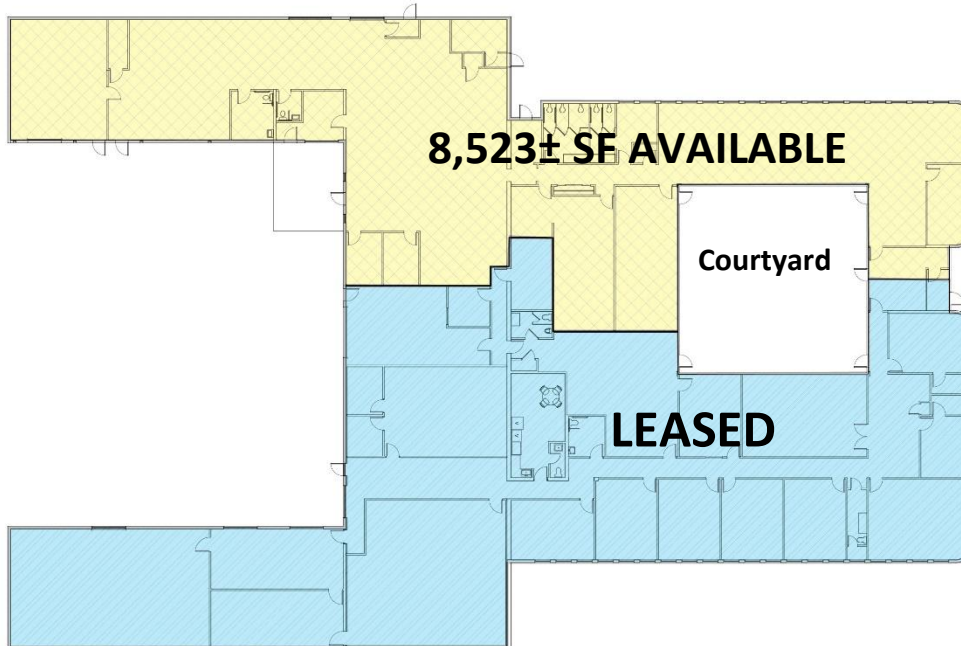
TAXES

ASSESSMENT \$950,100 (2024)
 MILL RATE 30.66 (July 2025 TBD)
 TAXES \$26,557.70 (2023)

FIBER Fiber Available

COMMENTS Superior quality 8,523± SF Flex space for Lease with 1 drive-in door located in 21,177± SF Flex building. 400-amp electric service. Lowest electric rates in state with Wallingford Electric Division. This location provides east access to Route 5 and all of its amenities. 2023 NNN expenses estimated at \$5.00 per square foot. ***Ideal building for Research, Light Manufacturing, Office, Daycare or Medical!***

DIRECTIONS I-91 to Exit 15 to Route 68 to North Plains Industrial Rd or Route 15 to Exit 66 to route 68 to North Plains Industrial Rd.



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- Close to Route 15 and I-91



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