



98 South Turnpike Road, Wallingford, CT

Office Space Available for Lease: \$12/SF NNN



Oakdale Business Park Offices: Located directly off the Merritt Parkway and across the street from the Oakdale Theater, we have office spaces available for lease. Spaces can be packaged together or leased separately. Building offers common area bathrooms and a courtyard (which is currently being redone) in the center to relax in.

The Site

Total Space Available:	8,237 SF
Space 1:	3,211 SF
Space 2:	2,364 SF
Space 3:	2,662 SF
Total Building Size:	13,264 SF
Land:	1.56 Acres
Real Estate Taxes:	\$15,982 - \$1.20/SF
Stories:	One
Tenancy:	Multiple

Features

Parking:	Ample On-Site
Amenities:	Courtyard

Utilities

Water:	Sewer
A/C & Heating:	Forced Air

