



# FOR LEASE

## 15,195 SF WAREHOUSE SPACE

50 BARNES INDUSTRIAL ROAD NORTH | WALLINGFORD, CT 06492



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present space for lease at 50 Barnes Industrial Road North, Wallingford CT. This industrial facility on 19.58 acres offers 15,195 square feet of warehouse space, strategically located in the Wallingford Industrial Park, with immediate access to Route 15 and I-91.

### PROPERTY HIGHLIGHTS

- Suitable for overflow storage or light manufacturing
- Ample parking

### OFFERING SUMMARY

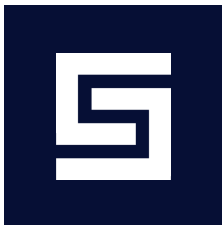
Lease Rate:	\$6.50 NNN
Available SF:	15,261 - 23,870 SF
Lot Size:	19.58 Acres
Building Size:	154,836 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	938	51,039	118,351
Total Population	2,574	130,411	310,343
Average HH Income	\$93,188	\$75,418	\$89,034

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### \$6.50 NNN

#### BUILDING SPECIFICATIONS

Building Size	154,836 SF
Available Space	15,195 SF
Warehouse	12,195 SF
Office	3,000 SF
Ceiling Height	16 ft
Drives	1
Docks	0
Roof	Rubber Membrane
Column Spacing	24 'x 35' 4"
Year Built	1976
Year Last Renovated	2005

#### MECHANICAL/UTILITIES

Power	800 amp, 120/208 volt
Heat	Gas
Air Conditioning	No
Lighting	T-8
Water/Sewer Company	City of Wallingford
Electric Company	Municipal

#### LAND

Lot Size	19.58 Acres
Zoning	Industrial

#### TAXES

Tax PSF	\$0.49 SF
Year Assessed	2017
Mill Rate	28.64

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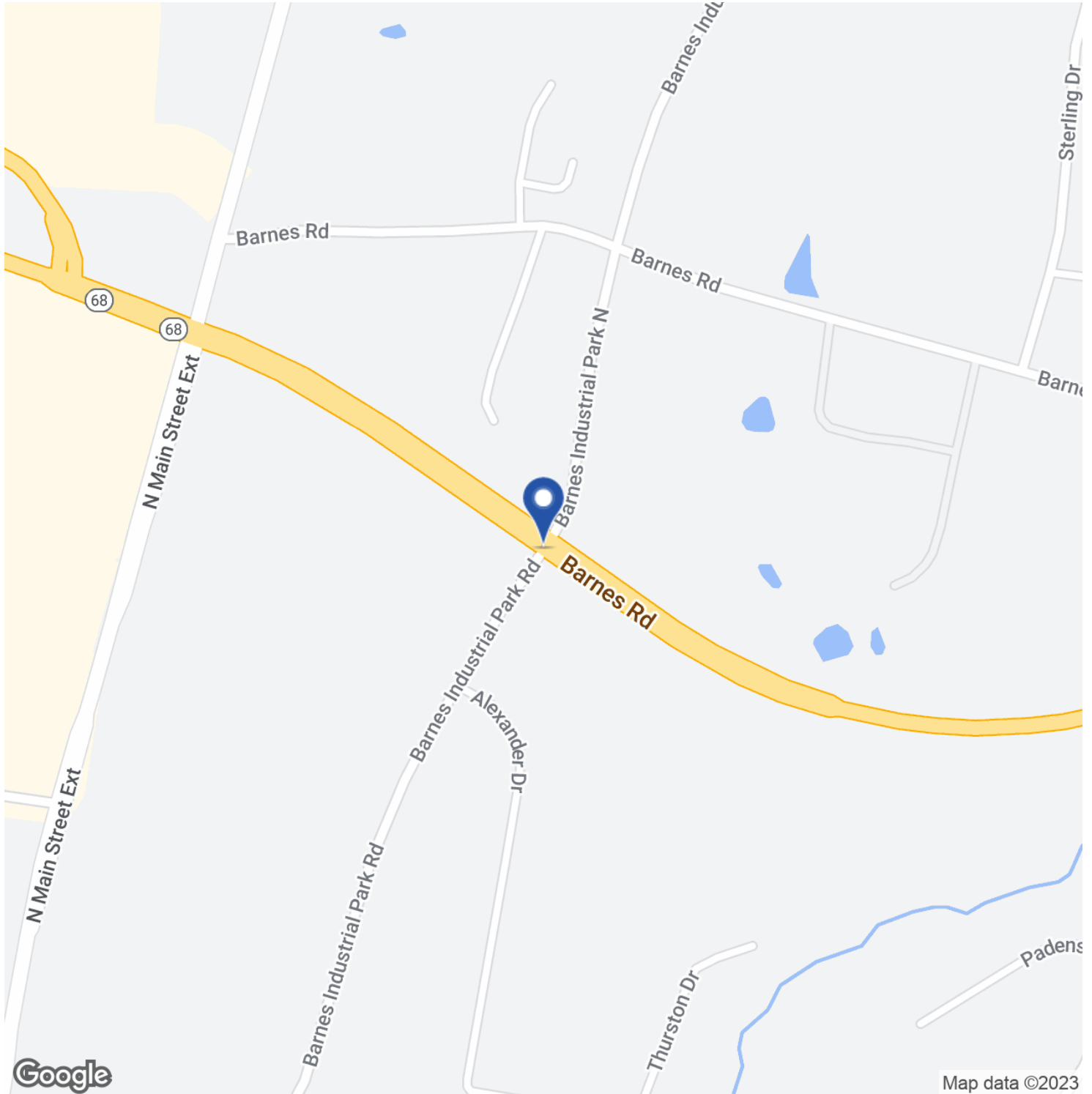




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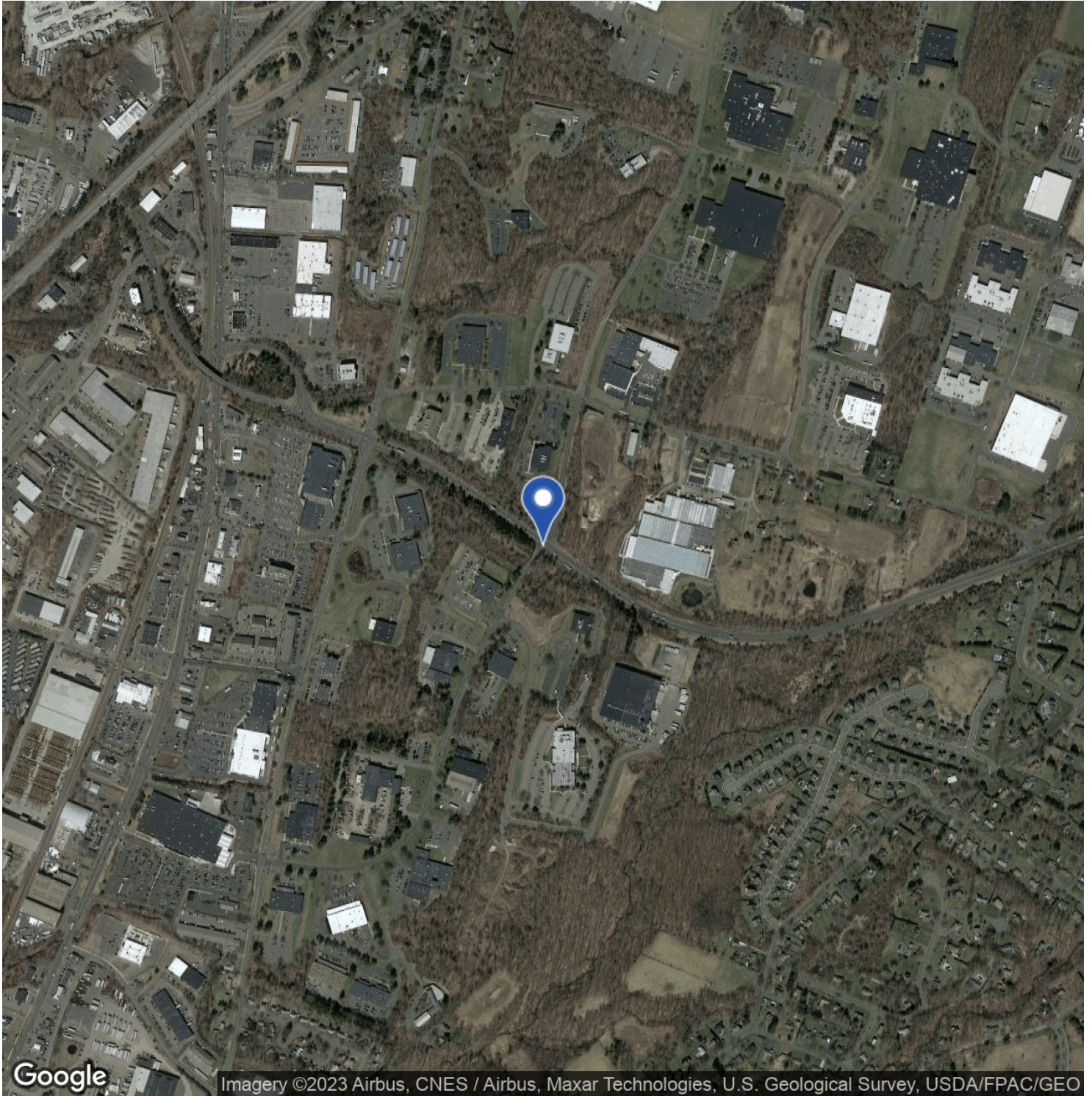
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Google

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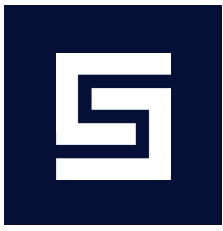
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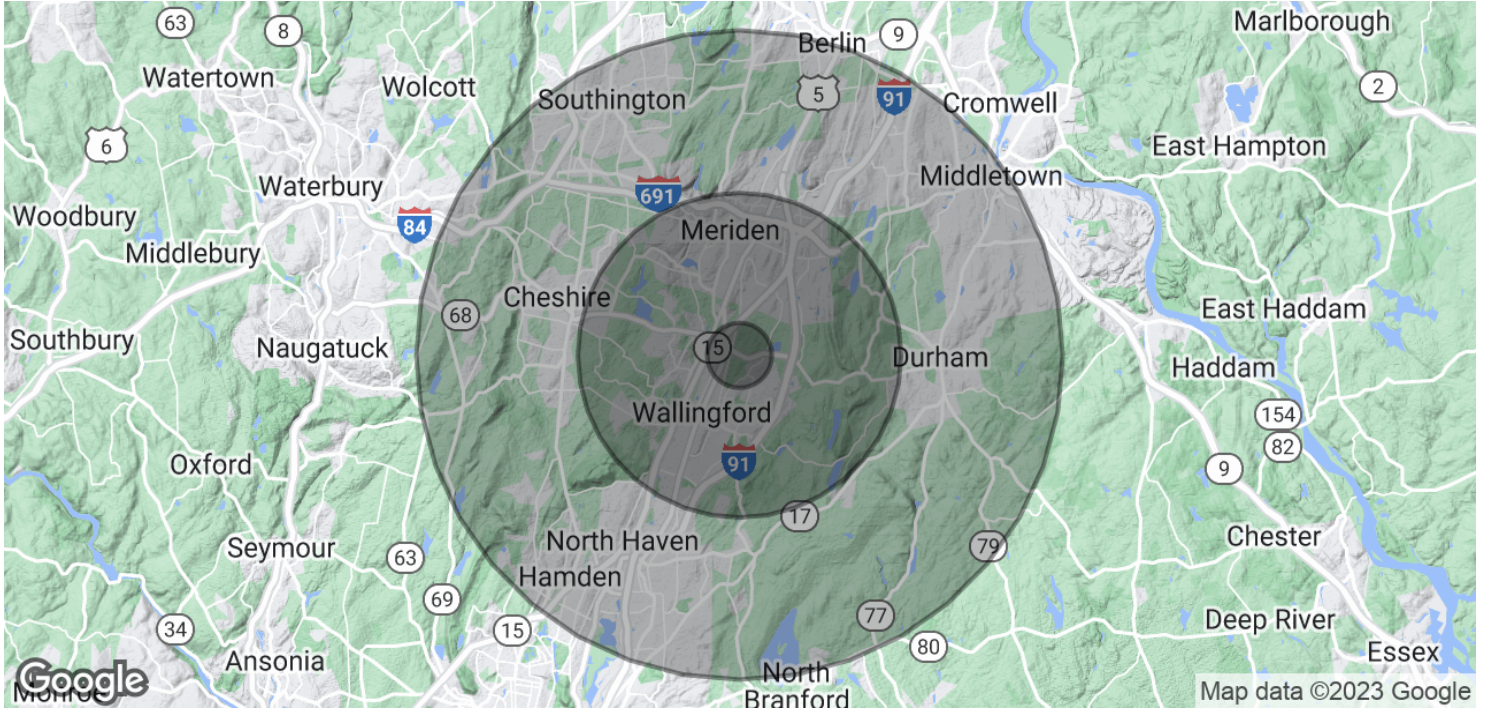
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,574	130,411	310,343
Average age	39.1	39.7	40.9
Average age (Male)	38.3	38.6	39.8
Average age (Female)	38.7	40.5	42.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	938	51,039	118,351
# of persons per HH	2.7	2.6	2.6
Average HH income	\$93,188	\$75,418	\$89,034
Average house value	\$262,852	\$261,071	\$309,311

\* Demographic data derived from 2020 ACS - US Census

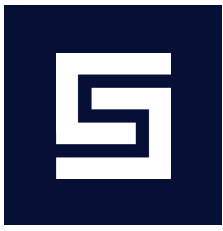
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