



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

66 NORTH PLAINS HIGHWAY, WALLINGFORD, CT 06492

5,700± SF INDUSTRIAL / WAREHOUSE / MANUFACTURING SPACE

LEASE RATE \$6,000/Month or \$12.63/SF Gross + Utilities

## HIGHLIGHTS

- 5,700± Available for Lease
- Massive Clear Space
- 2 Drive-in Doors
- Large Building Electrical Service
- Low Wallingford Electric Rates
- Located Away from Busy Roads
- Highway Access: I-91 / Route 15

## CONTACT

**Sam Crampton**

Cell: 203-343-8426

[scrampton@orlcommercial.com](mailto:scrampton@orlcommercial.com)

**Frank Hird, SIOR**

Office: 203-643-1033

[fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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# FOR LEASE

**LEASE RATE: \$6,000/Month Gross + Utilities**

**66 North Plains Highway, Wallingford, CT**

**5,700± SF Industrial Warehouse Manufacturing Space**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 10,000± SF

**AVAILABLE AREA:** 5,700± SF

**# OF FLOORS:** 1

**DRIVE-IN DOORS:** 2

**CLEAR HEIGHT:** Up to 18' Clear

**COLUMN SPACING:** 49'x25'

**CONSTRUCTION:** Premanufactured Metal

**ROOF TYPE:** Standing Seam

**YEAR BUILT:** 1988

### MECHANICAL EQUIPMENT

**HEAT:** Gas, Forced Air

**SPRINKLERED:** Yes, Wet

**ELECTRIC/POWER:** 1200amp, 3 ph 4 wire 480

### SITE INFORMATION

**ZONING:** I-40

**PARKING:** 40 Spaces, Abundant Parking

**SIGNAGE:** Monument, Building

**HWY ACCESS:** I-91 / Route 15

### UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Yes

### TAXES

**ASSESSMENT:** \$334,900

**MILL RATE:** 24.12

**TAXES:** \$8,077.80

### EXPENSES

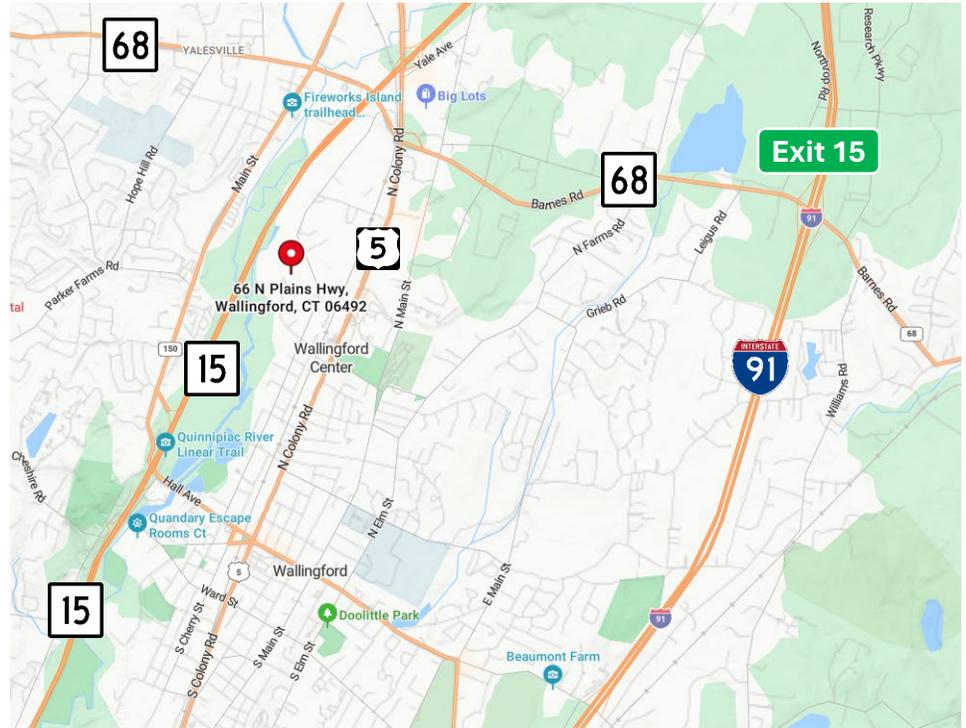
**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



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