



FOR LEASE

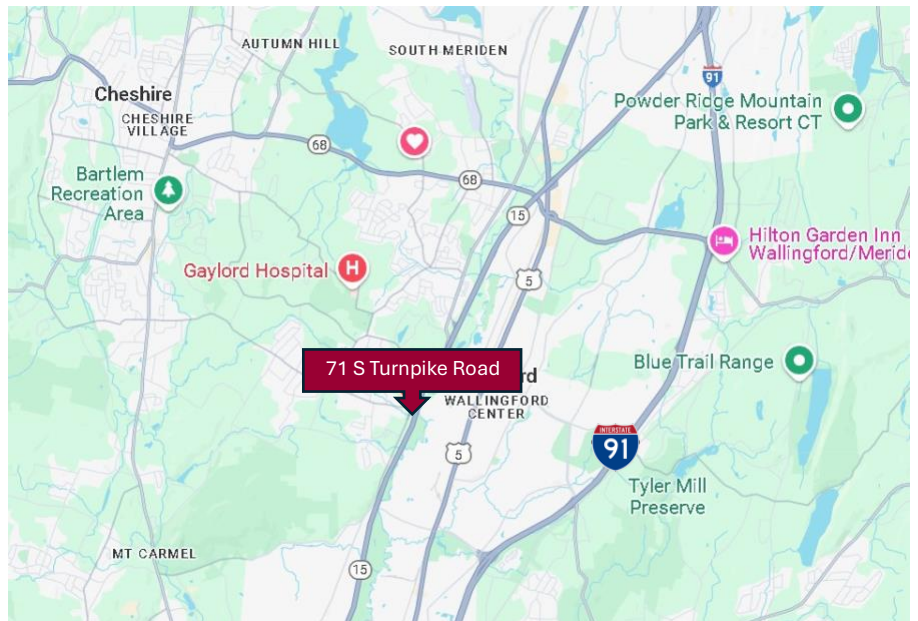
71 South Turnpike Road, Wallingford, CT

3,300± SF Industrial Unit Available

LEASE RATE: \$8.50/SF NNN

HIGHLIGHTS

- 3,300± SF Available
- 1 Drive-in Door
- 1-story
- 15' clear height
- Ample Parking on 2.44 acres
- Zoning: CB40
- Easy Access to Rt. 15
- Lowest electric costs in state – Wallingford Electric



CONTACTS

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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📞 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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 BLD. AREA: 26,200± SF
AVAILABLE AREA: 3,300± SF
OFFICE SF: 615± SF
DRIVE-IN DOORS: 1
CLEAR HEIGHT: 15'
COLUMN SPACING: TBD
CONSTRUCTION: Brick/Masonry
ROOF TYPE: Flat Tar & Gravel
YEAR BUILT: 1978

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office Only
HEAT: Forced Hot Air
SPRINKLERED: TBD
ELECTRIC/POWER: TBD

SITE INFORMATION

SITE AREA: 2.44 acres
ZONING: CB40
PARKING: Ample parking
SIGNAGE: On-Building
VISIBILITY: Excellent on S Tpke.
HWY ACCESS: Rt. 15

UTILITIES

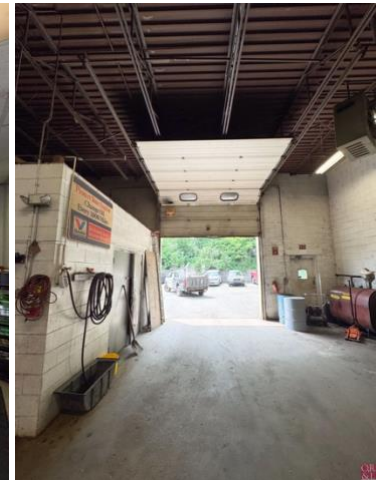
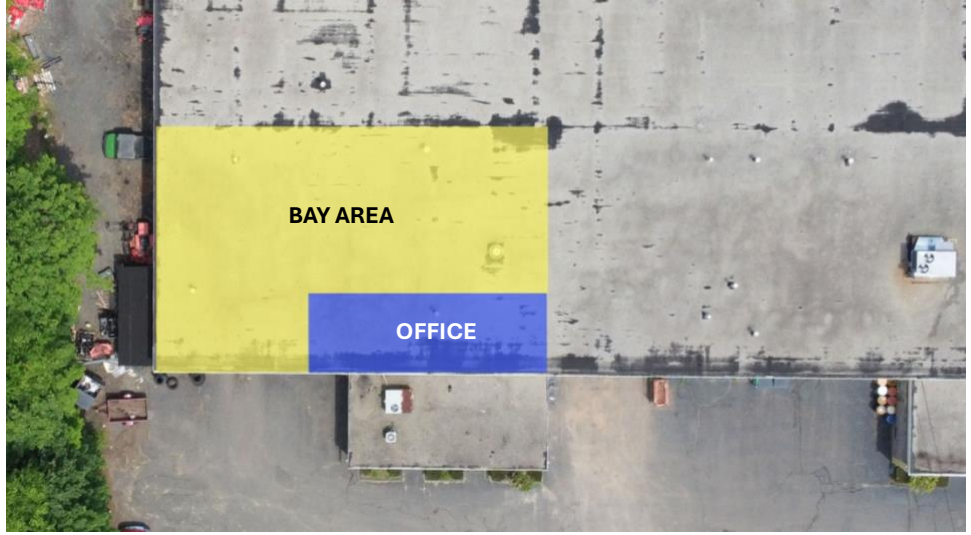
SEWER/WATER: City
GAS: Yes

TAXES

ASSESSMENT: \$1,023,800
MILL RATE: 30.66
TAXES: \$30,036.82/year, \$1.15/SF

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord
NNN EXPENSES: \$2.42±



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