

# ***FOR LEASE - Flex/Retail/Office***

## **950 Yale Avenue • Wallingford, CT**



***Just off Route 5, Exit 66  
Wilbur Cross Parkway***

### **UNIT #28 AVAILABLE AT YALE PLAZA**

#### **Building**

<b>Total Building</b>	66,000 SF
<b>Stories</b>	1
<b>Available SF</b>	1,500
Unit 28	1,500 SF

<b>Year Built</b>	1987
<b>Overhead Door</b>	1

#### **Mechanicals**

<b>Air-conditioning</b>	Central
<b>Sprinklered</b>	Wet
<b>Type of Heat</b>	Gas / WAIR
<b>Electric Service</b>	200 Amp

<b><u>Utilities</u></b>	City water and sewers / Gas
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#### **Site**

<b>Acres</b>	7.34
<b>Zoning</b>	I-40
<b>Parking</b>	350 cars
<b>Highway Access</b>	Wilbur Cross Pkwy., Exit 66
<b>Transportation</b>	Near bus line

#### **Designed for Various Uses**

*Medical • Laboratory / R & D  
Retail • Sales  
Computer Sales and Service*

**Lease Price** \$10.00 / SF NNN

***Office / flex / retail center with Route 5 and Wilbur Cross Parkway exposure. This unit is open space with OHD in rear. Great location with long term tenants.***

For additional information contact

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