

FOR SALE & LEASE | 21,177± SF INDUSTRIAL / FLEX BUILDING

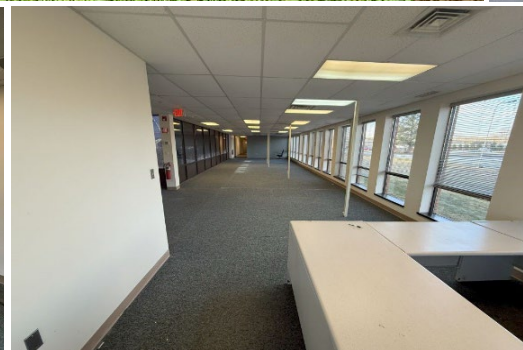
712± SF – 4,771± SF AVAILABLE | LOWEST ELECTRIC RATES IN STATE

135 North Plains Industrial Road, Wallingford, CT, 06492

SALE PRICE: \$2,200,000 | LEASE RATE: \$9.95/SF NNN

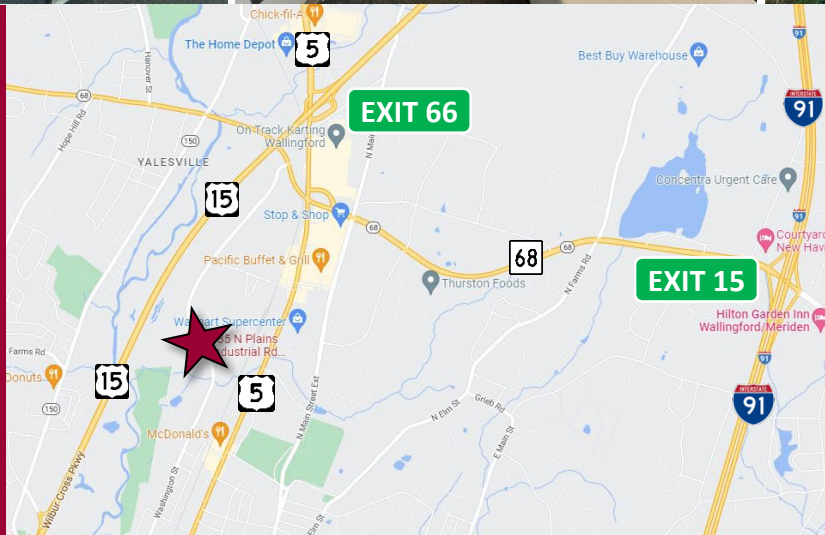


Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below with
the camera on your smart
phone to sign-up for email
notifications.



Property Highlights

- 21,177± SF Industrial Flex Building For Sale & Lease
- **Available for Lease: 712± SF up to 4,771± SF**
- Set on 2.43 acres
- 42 Parking Spaces: 5/1,000
- 400 amp Electric Service
- Lowest Electric Rates in State / Wallingford Electric
- **Ideal Building for Research, Light Manufacturing, Office, Daycare or Medical**

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Samuel Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR SALE & LEASE | 21,177± SF INDUSTRIAL / FLEX BUILDING

712± SF – 4,771± SF AVAILABLE | LOWEST ELECTRIC RATES IN STATE

135 North Plains Industrial Road, Wallingford, CT, 06492

SALE PRICE: \$2,200,000 | LEASE RATE: \$9.95/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLDG AREA 21,177± SF
AVAILABLE AREA 4,771± SF
WILL SUBDIVIDE TO 712± SF
OVERHEAD DOORS 3
CEILING HEIGHT 15'
CONSTRUCTION Masonry
ROOF TYPE Tar & Gravel
YEAR BUILT 1980

SITE

SITE AREA 2.43 acres
ZONING I40
PARKING 42 spaces in common
SIGNAGE Pylon
HWY ACCESS 4.5 mi to I-91,
1.7 mi to Route 15

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air-Duc
ELECTRIC SERVICE 400amp

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

TAXES

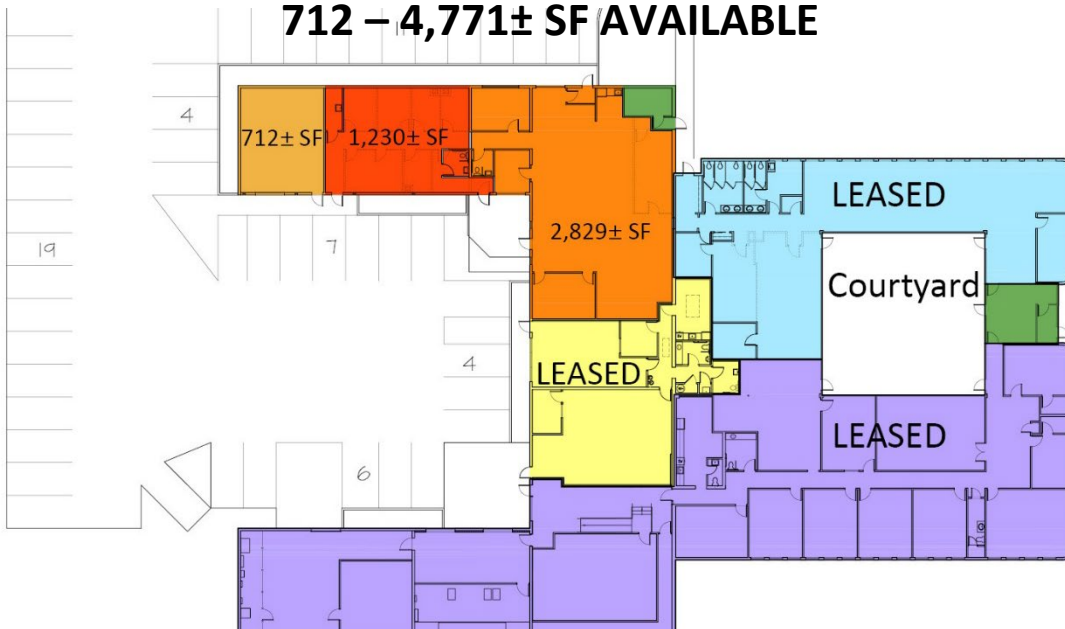
ASSESSMENT \$950,100 (2024)
MILL RATE 30.66 (July 2025 TBD)
TAXES \$26,557.70 (2023)

FIBER Fiber Available

COMMENTS Superior quality Flex space for Lease with 1 drive-in door, availability from 712± SF up to 4,771± SF located in 21,177± SF Flex building. 400-amp electric service. Lowest electric rates in state with Wallingford Electric Division. This location provides east access to Route 5 and all of its amenities. 2023 NNN expenses estimated at \$5.00 per square foot. ***Ideal building for Research, Light Manufacturing, Office, Daycare or Medical!***

DIRECTIONS I-91 to Exit 15 to Route 68 to North Plains Industrial Rd or Route 15 to Exit 66 to route 68 to North Plains Industrial Rd.

712 – 4,771± SF AVAILABLE



Property Highlights

- 21,177± SF Industrial Flex Building For Sale & Lease
- **Available for Lease: 712± SF up to 4,771± SF**
- Set on 2.43 acres
- Parking: 5/1,000
- 42 Parking Spaces
- 400 amp Electric Service
- Lowest Electric Rates in State / Wallingford Electric
- **Ideal Building for Research, Light Manufacturing, Office, Daycare or Medical**
- Close to Route 15 and I-91



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Samuel Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.