

FOR LEASE

970 N Colony Rd., Wallingford, CT



PROPERTY DESCRIPTION

970 N Colony Rd., Wallingford, CT is located within Wallingford Plaza and features a versatile $\pm 40,000$ SF end-cap unit that is subdividable and was formerly occupied by Big Lots. The plaza is anchored by Holiday Cinemas Stadium 14 and boasts a strong mix of national and regional retailers, including Moe's Southwest Grill, Wood-n-Tap, and others.

Located directly on high-traffic Route 5 with 25,400 ADT, the property offers exceptional visibility, parking for over 900 vehicles, and immediate access to Route 15 (Wilbur Cross Parkway).

The surrounding trade area includes major destination retailers such as Home Depot, BJ's Wholesale Club, Lowe's, Super Walmart, and ShopRite.

LEASE RATE

\$9.95 PSF Gross

(Base Year; tenant responsible for increases in real estate taxes)

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PROPERTY FEATURES

- End-cap unit with $\pm 40,000$ SF of open, flexible floor plan
- Subdividable
- (5) loading docks with levelers
- Open layout with minimal column interruptions ($\pm 25'$ spacing)
- $\pm 16'$ clear ceiling height
- Fully sprinklered (wet system)
- Suitable for large-format retail, fitness, entertainment, recreation, and other specialty uses
- 900+ surface parking spaces shared with the plaza
- Prominent building exposure with excellent signage (building and pylon)
- Served by 25,400 ADT along Route 5 with immediate access to Route 15
- Strong co-tenancy with restaurants, entertainment, and national retailers
- Regional consumer draw from Wallingford, North Haven, Meriden, and Cheshire
- Convenient access points along N. Colony Rd.

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BUILDING

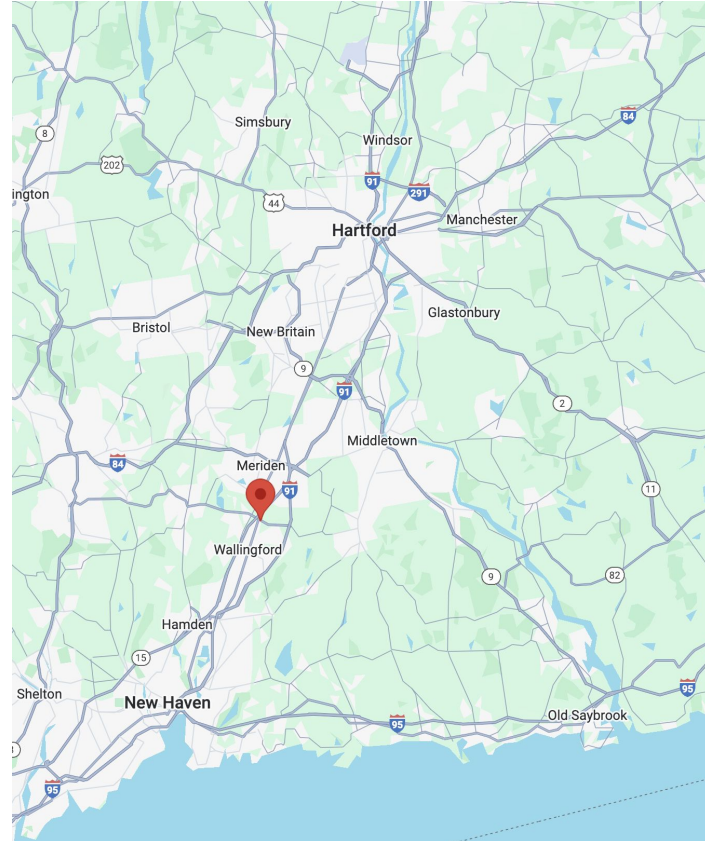
Total SF	±41,873 SF
Total Available SF	±40,000 SF
Exterior Construction	Concrete Block
Interior Construction	Metal Stud / Sheetrock Partitions / VCT Tile / Concrete
Year Built	1967
Ceiling Height	±16' Clear
Roof	Asphalt / Rubber Membrane
Ceiling	Suspended acoustic tile (ACT) with recessed lighting

PROPERTY

Distance to I-91 & I-84	2.2 Miles & 4.6 Miles
Taxes PSF	\$1.21 PSF Landlord-paid, included in Gross Lease
Parking	900 Spaces
Zoning	RF40

MECHANICALS & UTILITIES

Heat Source / Type	Gas - Forced Air Rooftop Units with Ducted Distribution
Air Conditioning	Central
Sprinkler System	Wet
Electric	Eversource
Sewer & Water	City



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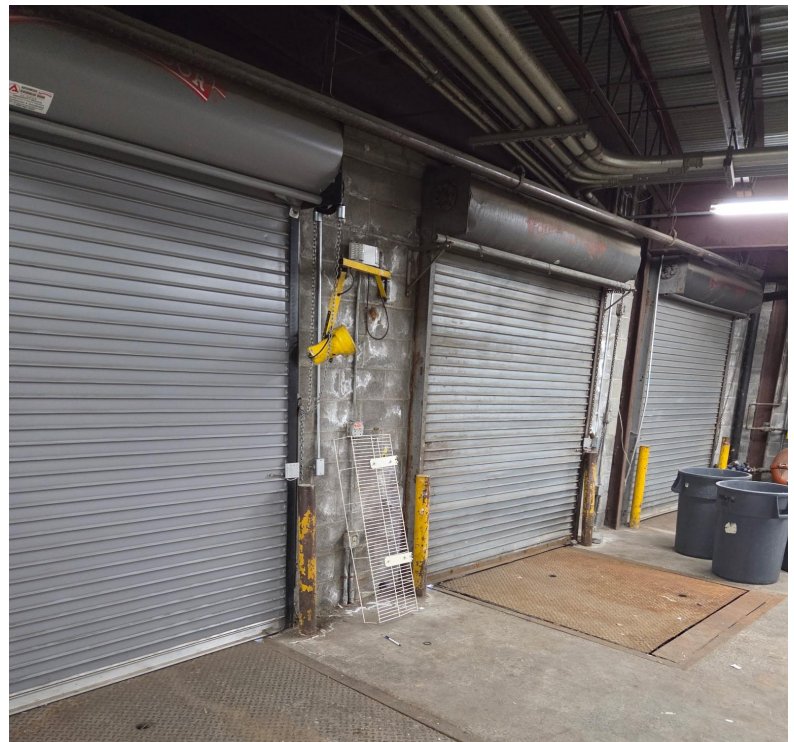
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MATTHEWS COMMERCIAL PROPERTIES



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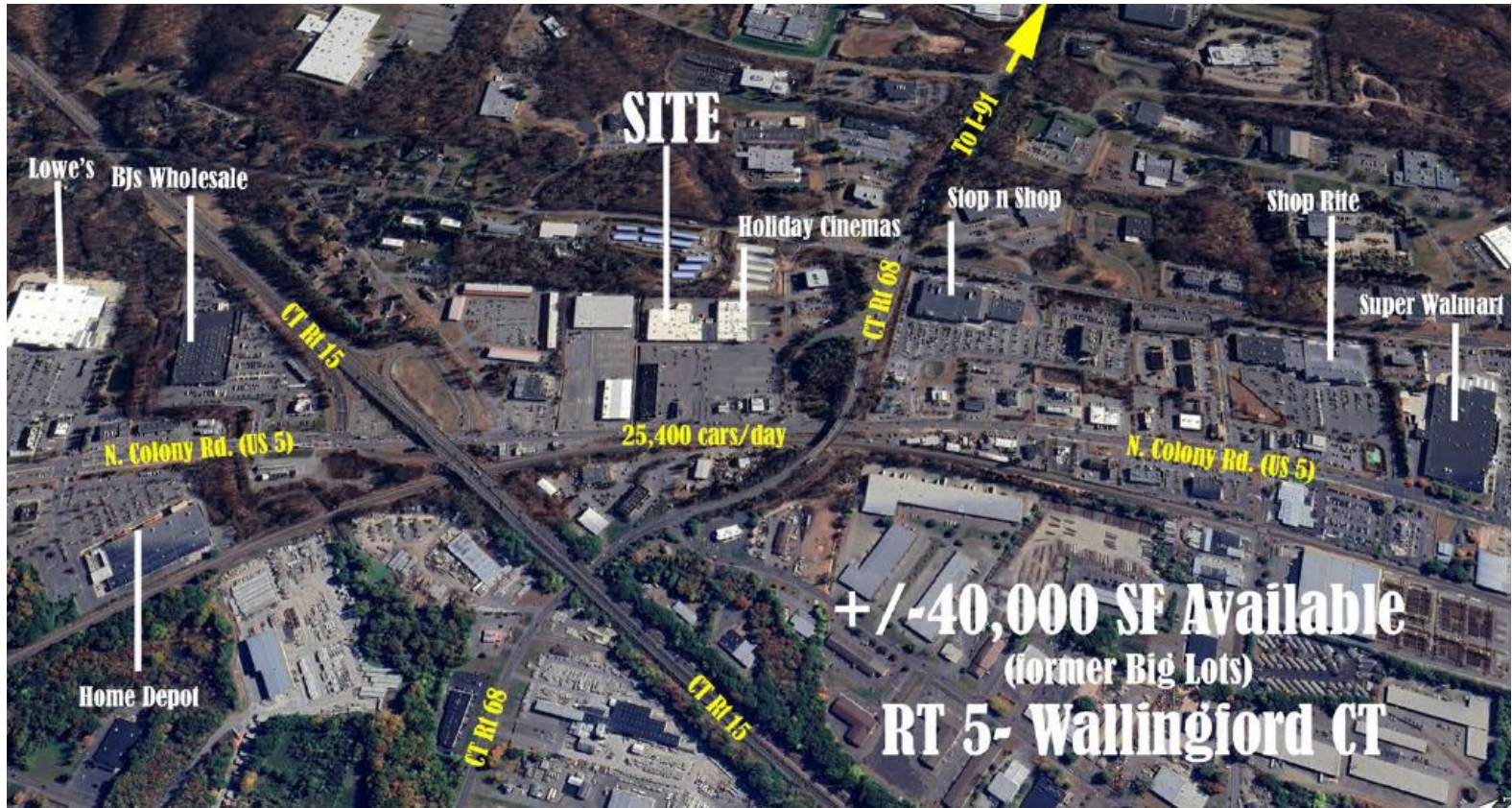
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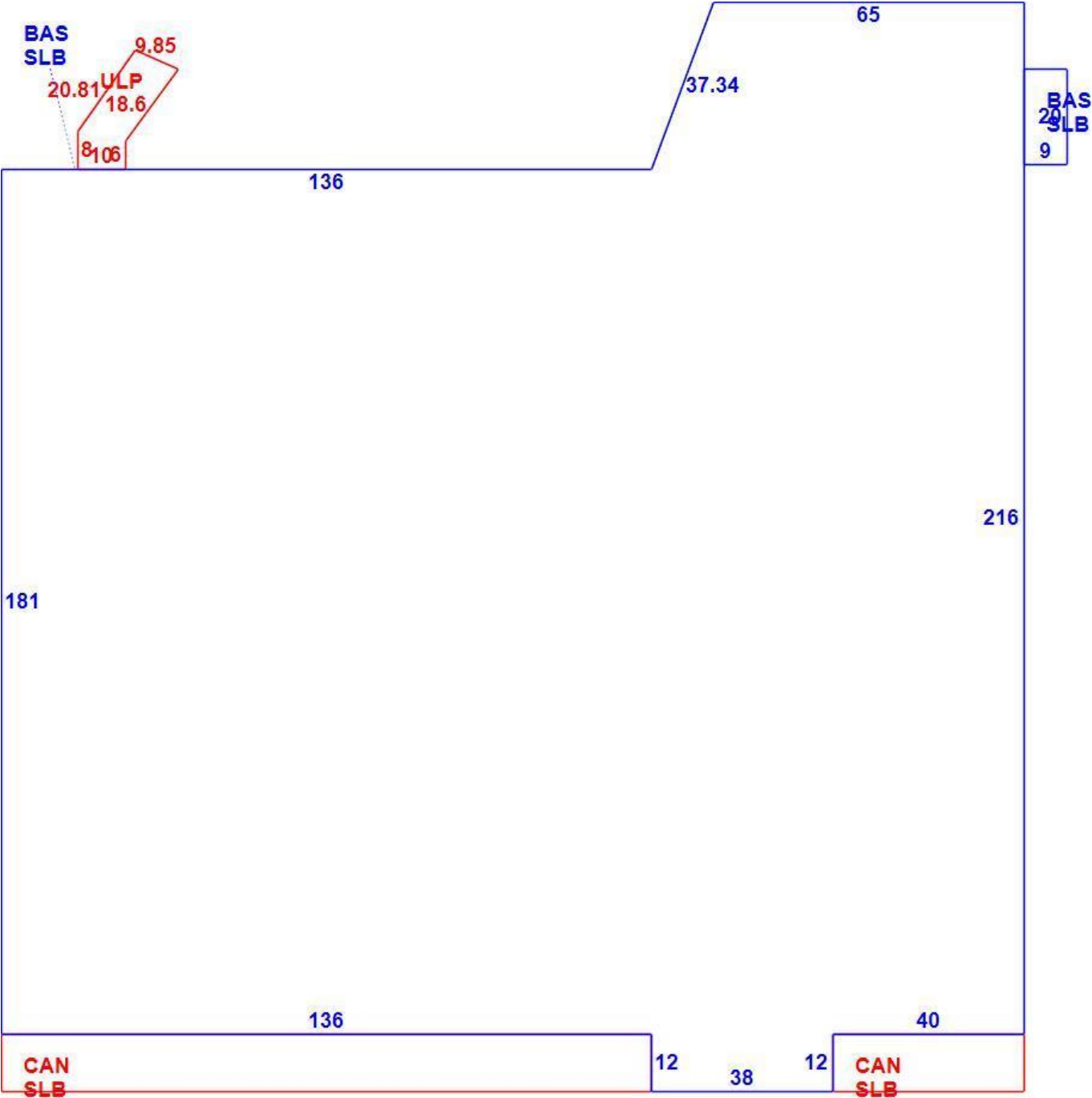
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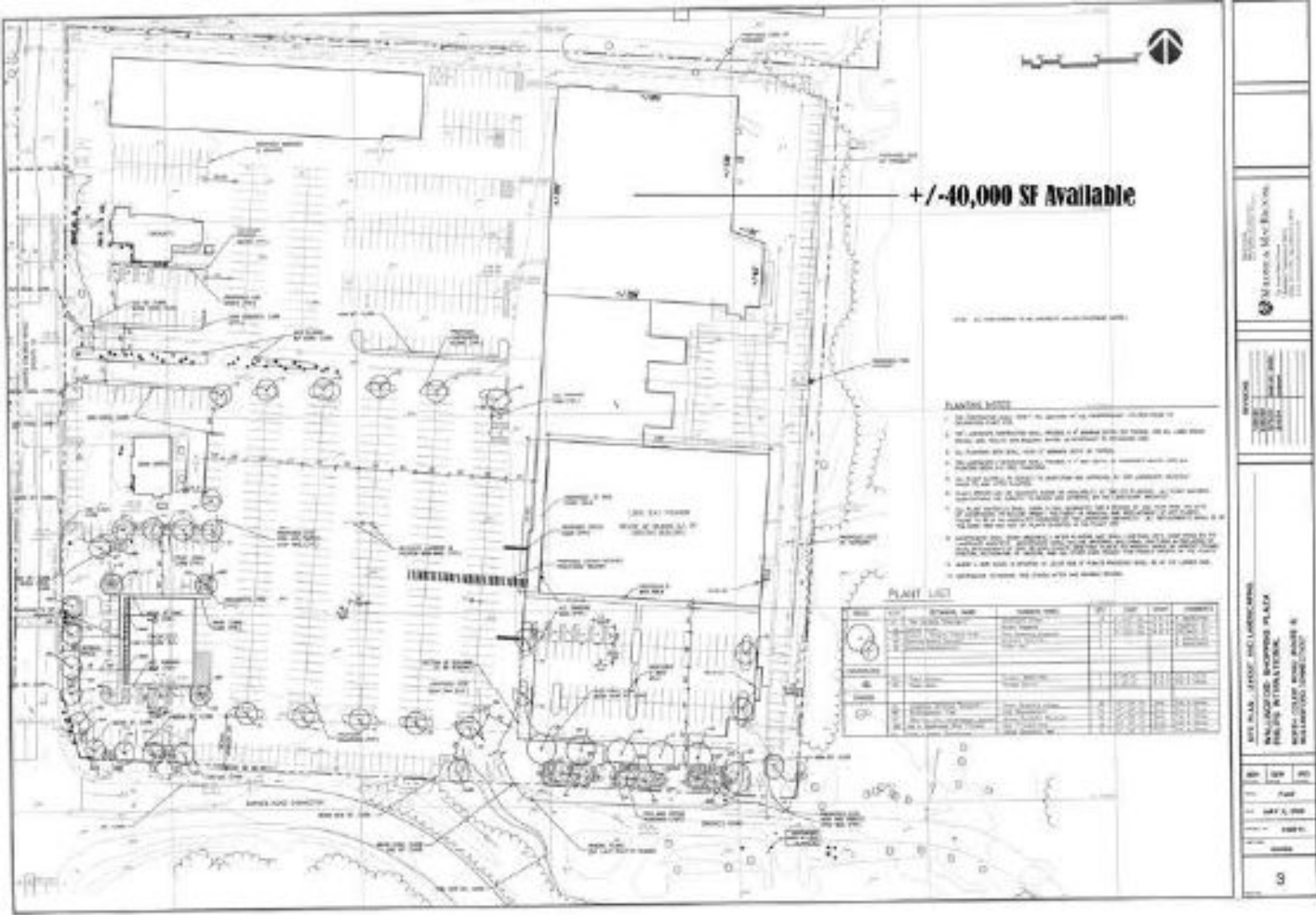
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