INVESTMENT OPPORTUNITY | 15,814± SF INDUSTRIAL BUILDING
3 LOADING DOCKS | 1 DRIVE-IN DOOR | 1.08 ACRES

1262 Old Colony Road, Wallingford, CT 06492
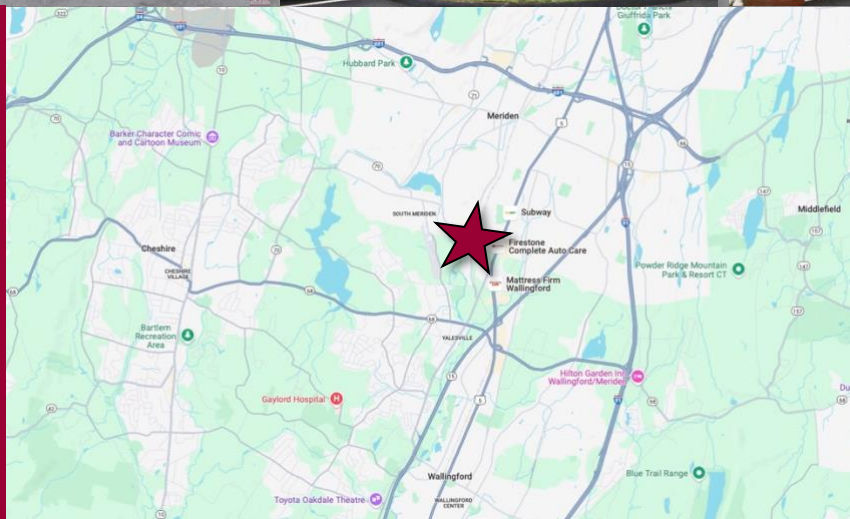**SALE PRICE: $1,345,000 | 100% LEASED**

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Property Highlights

- 15,814± SF Building
- 1 ½ Stories
- Office: 1,176± SF
- Loading Docks: 3
- Drive-in Doors: 1
- Clear Height: 10' 6"
- 100% A/C
- 1.08 Acres
- Zoning: T30
- Ample Parking
- Many area amenities

For more information contact: Mark Berkowitz | 860.761.6006 | mberkowitz@orlcommercial.com

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BUILDING INFORMATION

GROSS BLD. AREA	15,814± SF
AVAILABLE AREA	15,814± SF
OFFICE AREA	1,176± SF
OCCUPANCY LEVEL	100% Leased
NUMBER OF FLOORS	1 ½
ATTIC/BASEMENT	2,023± SF
CLEAR HEIGHT	10' 6"
LOADING DOCKS	3 (2 – 9' x 9') (1 – 8' x 9')
DRIVE-IN DOORS	1 (9' x 9')
CONSTRUCTION	Masonry
ROOF TYPE	Gable, Tar & Gravel
YEAR BUILT	1968
RENOVATED	2012 - Fully

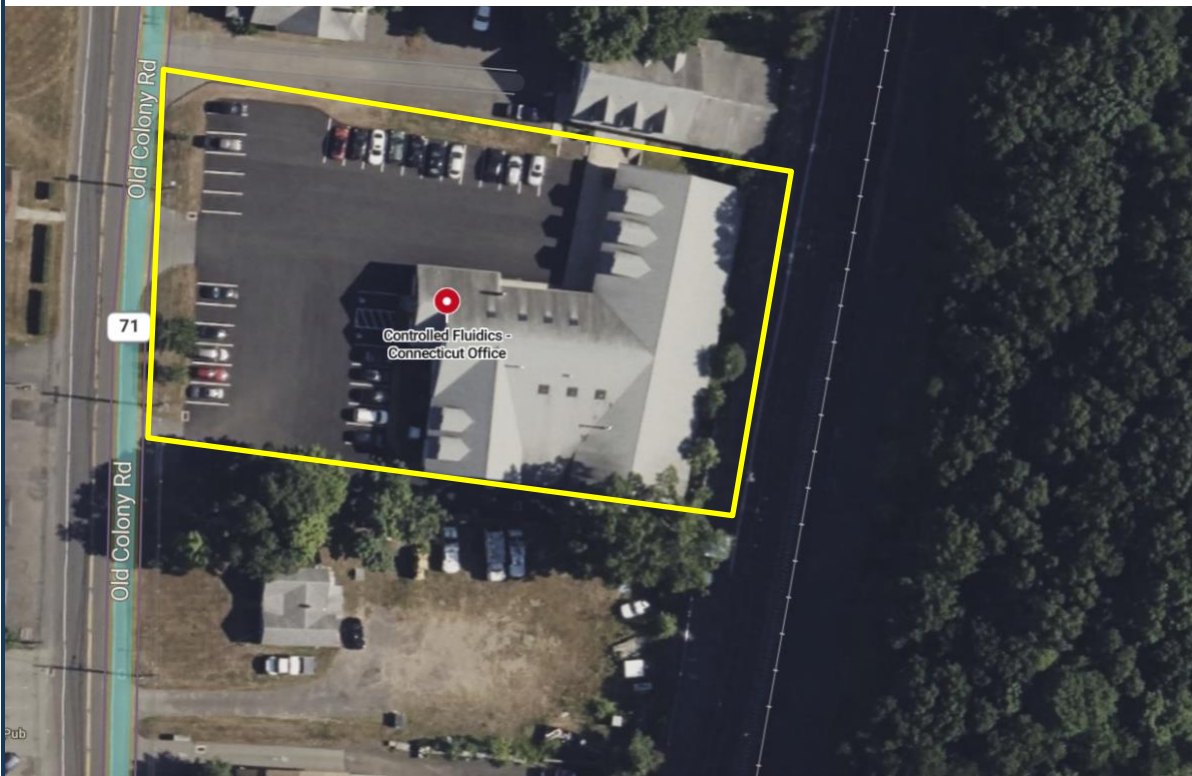## MECHANICAL EQUIPMENT

AIR CONDITIONING	100%
TYPE OF HEAT	Oil / Gas, Hot Air
SPRINKLERED	No
ELECTRIC SERVICE	600 amp, 3 phase

COMMENTS The Tenant leasing 100% of the property is a Fortune 500 multinational company under a triple net lease.

DIRECTIONS Route 15, Exit 66. Right onto N Colony Rd (Rt. 5). Left onto Old North Colony Rd. Left onto S Broad St (Rt. 150). Right onto Old Colony Rd (Rt. 71). Property on the Left.

SITE INFORMATION

SITE AREA	1.08 Acres
ZONING	T30
PARKING	50 spaces
SIGNAGE	On Building
VISIBILITY	Excellent
HWY.ACCESS	Route 15, Exit 66
TRAFFIC COUNT	10,000 ADT

UTILITIES

SEWER	Septic
WATER	City
GAS	Yes

TAXES

ASSESSMENT	$523,800
MILL RATE	29.19
TAXES	$15,290

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  - Banking
  - Dining

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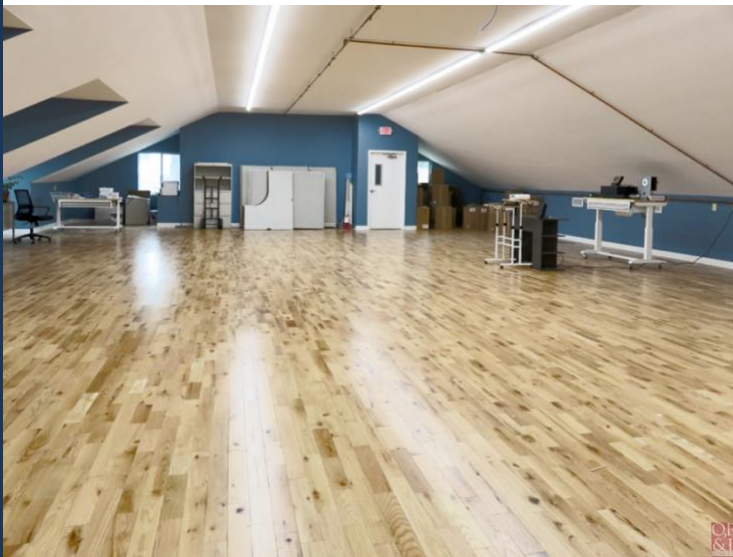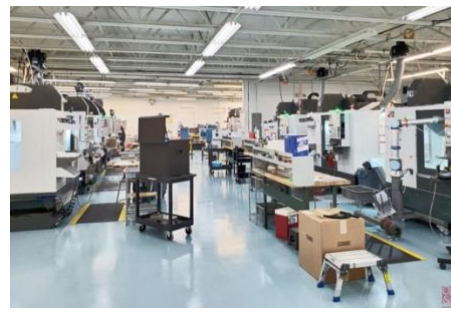
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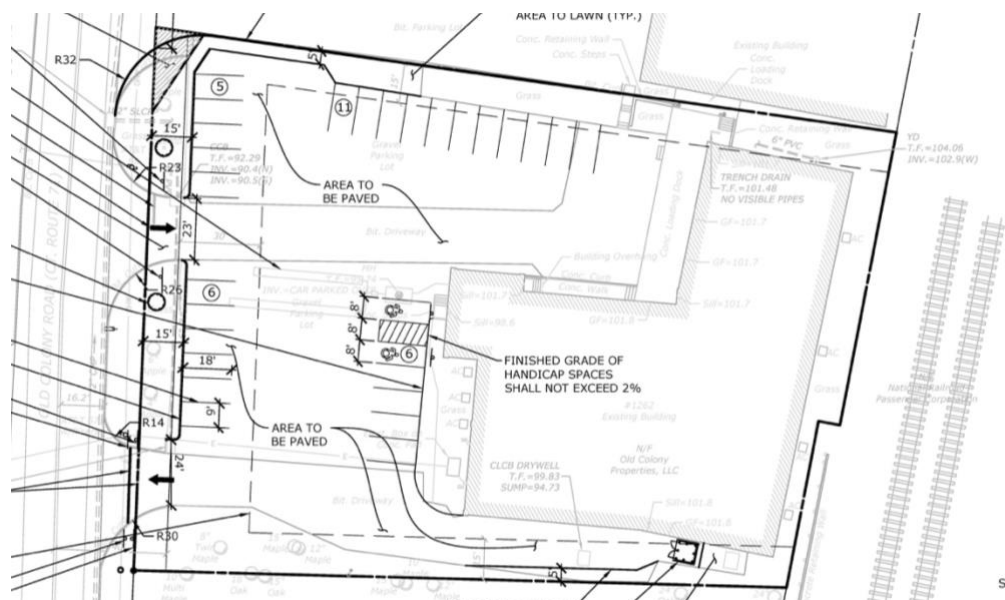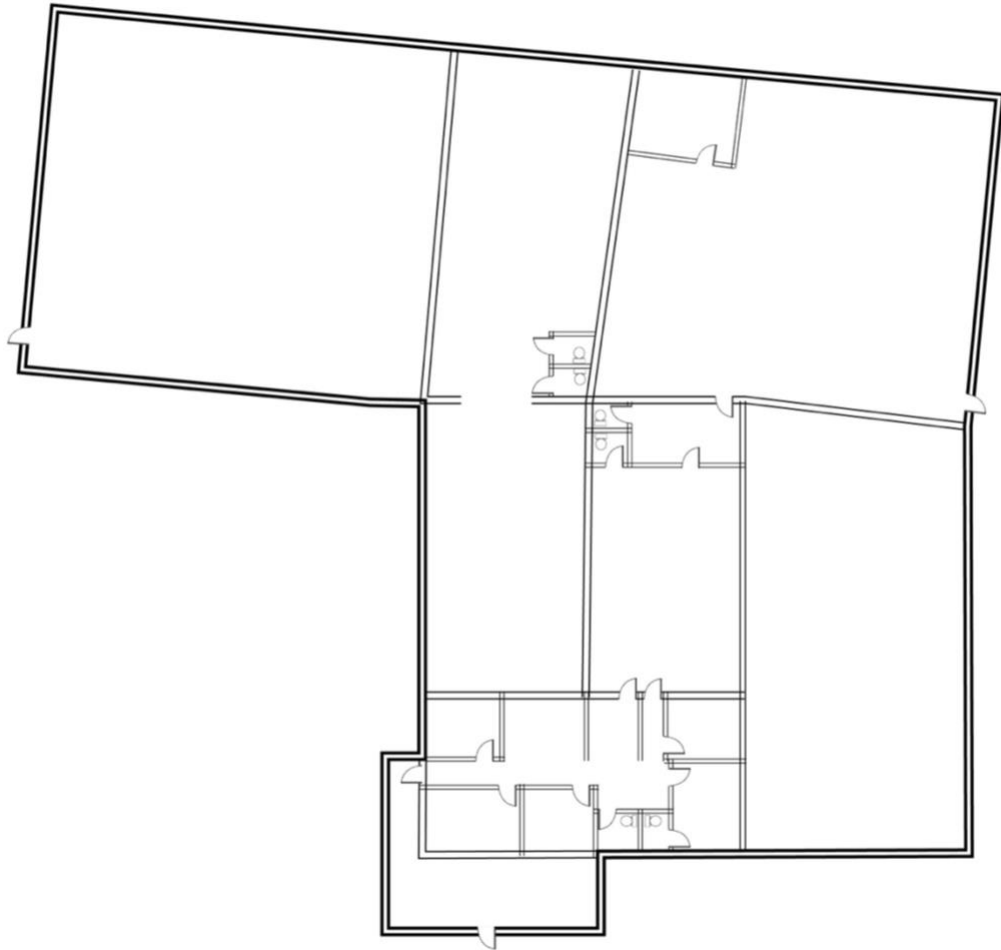
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Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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