

FOR LEASE | FLEX & OFFICE SPACE RANGING FROM 7,957 – 16,522± SF

IDEAL FOR CLEAN MANUFACTURING | ASSEMBLY | OFFICE

10 Research Parkway, Wallingford, CT 06492 | Video: [Wallingford CT: A Great Place to Do Business](#)

LEASE RATE: Negotiable



Ranked in Top 50
Commercial Firms in U.S.



Drone Tour



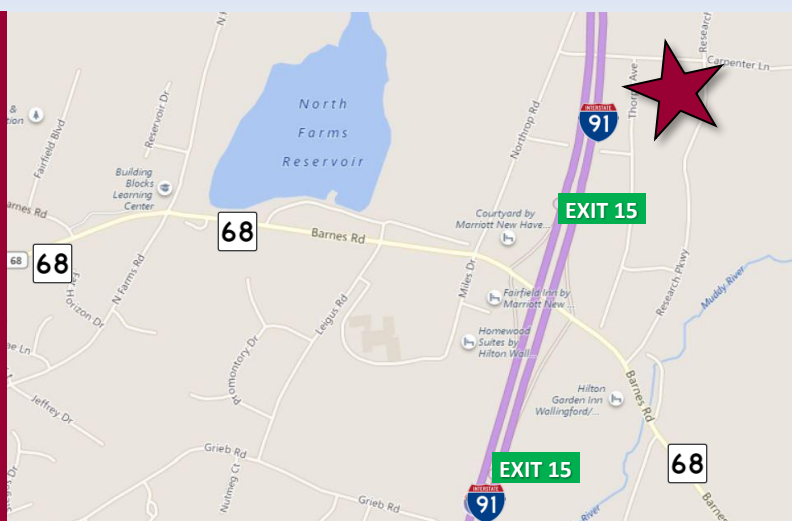
New Fitness Center



O,R&L Commercial is pleased to offer premier Flex/Office space for Lease in a 69,000± SF building on 15.9± acres. Landlord will work with Tenant to transform the space into anything from modern millennial office to clean automated manufacturing. Available suites: 7,957± SF and 8,565± SF, contiguous to 16,522± SF. The property offers full building automation system for LED lighting, HVAC & access, high speed fiber in place. The building (tax incentives available) and/or parking lot with electric car charging stations can easily be expanded. Wallingford electric offers the lowest electric costs in the region. Centrally located within the state, Wallingford offers close proximity to highways and is a short commute (approximately 20 minutes) to both New Haven and Hartford. Easy access to I-91 at Exit 15.

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email notifications.



Property Highlights

- Premier Flex / Office space for Lease
- Available: 7,957± SF & 8,565± SF
Contiguous: 16,522± SF
- Ideal for clean manufacturing, assembly or office
- 2019 Full building automation system for LED lighting, HVAC & access
- High Speed Fiber in place
- New Fitness Center
- Parking - 5/1000 ratio, can easily be expanded. Electric car charging stations.
- Lowest electric costs in region – Wallingford Electric
- Easy access to I-91, Exit 15

For more information contact: **J. Richard Lee** | 203-643-1006 | rlee@orlcommercial.com

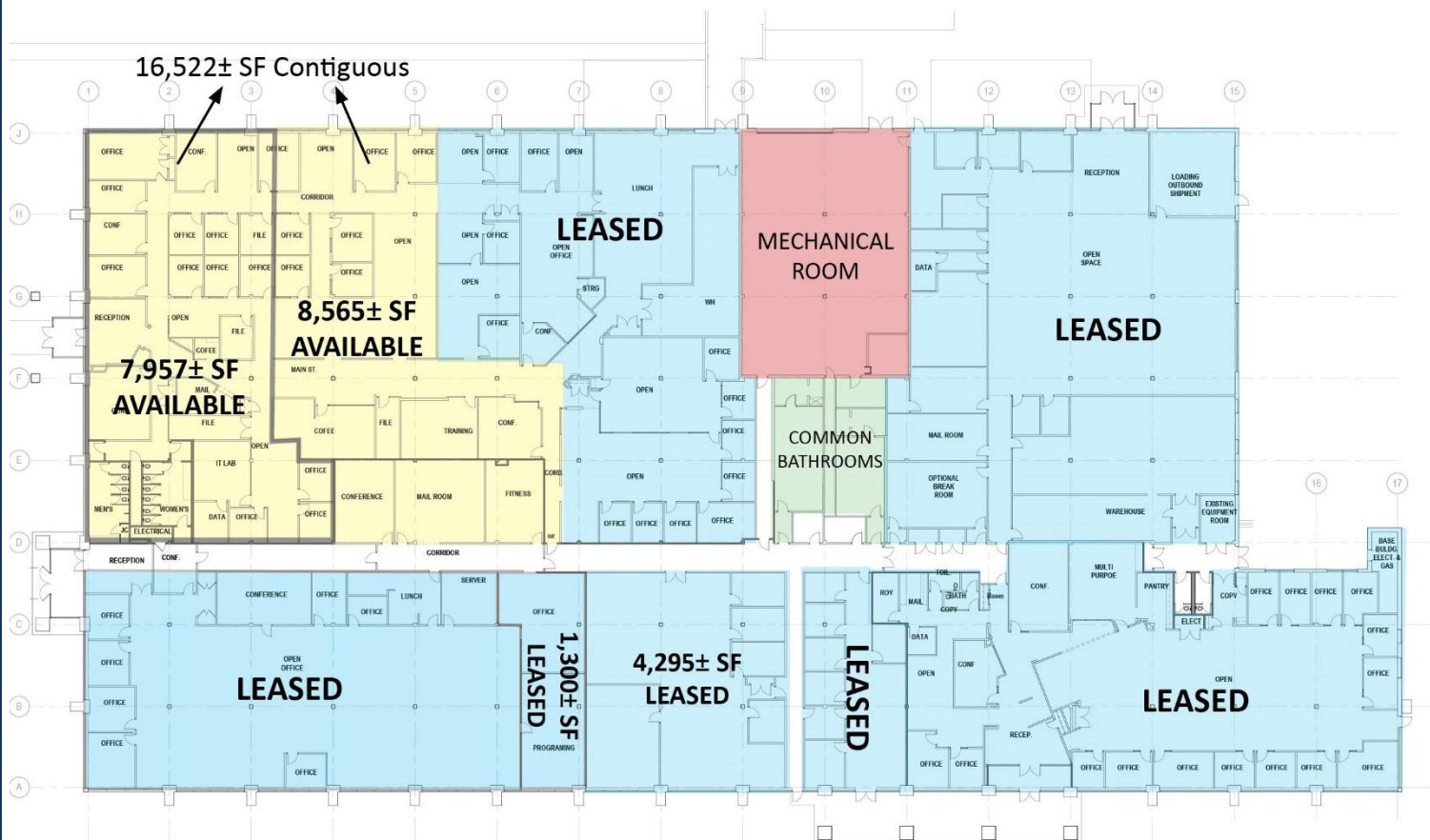
O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

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.



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BUILDING INFORMATION

GROSS BLDG AREA 69,000± SF
AVAILABLE AREA 16,522± SF
MIN AREA / MAX AREA 7,957± SF / 8,565± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 10'
CONSTRUCTION Masonry, Brick
YEAR BUILT/RENOVATED 1990, 2004, 2013, 2019

SITE

SITE AREA 15.9 acres
ZONING Commercial
PARKING Ample, 5/1000 ratio, can easily be expanded
SIGNAGE On building
VISIBILITY Excellent on Research Parkway
HWY ACCESS Easy access to I-91, Exit 15

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Warm Air
SPRINKLERED Yes

EXPENSES

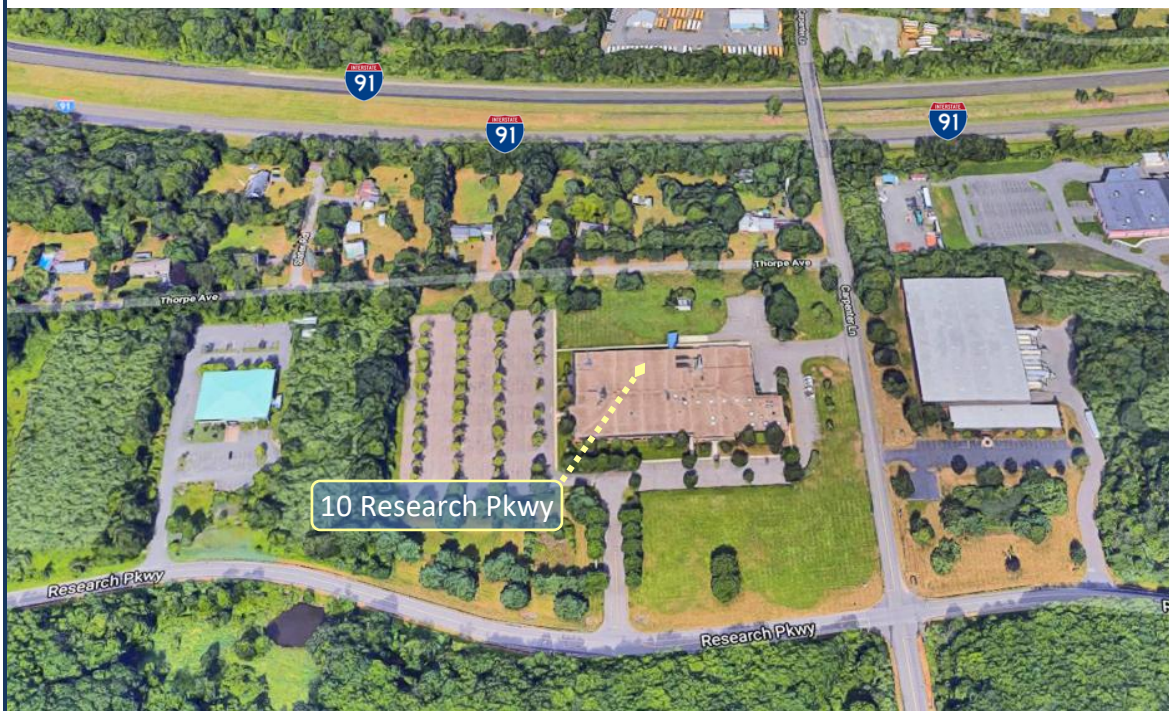
RE TAXES () Tenant (x) Landlord
UTILITIES (x) Tenant () Landlord
INSURANCE () Tenant (x) Landlord
MAINTENANCE () Tenant (x) Landlord
JANITORIAL (x) Tenant () Landlord

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

COMMENTS 22,117± SF of premier flex/office space for Lease, ideal for clean manufacturing, assembly, or office. Renovated in 2019 to provide full building automation system for LED lighting, HVAC & access. High speed fiber is in place. Electric car charging stations available. Ample parking—can easily be expanded. Easy access to I-91 at Exit 15. Lowest electric costs in region. **Availabilities include: 7,957± SF, 8,565± SF of Flex space (combined for 16,522 SF contiguous).**

DIRECTIONS I-91 to Exit 15 to Barnes Road (Route 68) to Research Parkway.



Property Highlights

- Premier Flex/Office space for Lease
- Multiple suites available totaling 16,522± SF
 - 7,957± SF* - Flex
 - 8,565± SF* - Flex
- *Flex Contiguous to 16,522± SF
- Ideal for clean manufacturing, assembly or office
- 2019 Full building automation system for LED lighting, HVAC & access
- High Speed Fiber in place
- New Fitness Center
- Parking - 5/1000 ratio, can easily be expanded. Electric car charging stations.
- Lowest electric costs in region – Wallingford Electric
- Easy access to I-91, Exit 15

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