

FOR LEASE

18,000 SF Light Assembly/Distrib./Warehouse

Features 20' ceiling height



20 North Plains Industrial Road, Wallingford, CT

AVAILABLE SPACE:

AVAILABLE SF: 18,000
MINIMUM AVAIL: 18,000
AVAIL WHEN: Immediate

BUILDING INFORMATION:

GROSS BLDG SIZE: 60,000
ACRES: 6
YEAR BUILT: 1986
YEAR RENOVATED: 2000
ZONING: LI
STATUS: Vacant
CONSTRUCTION: Masonry
PKG SPACES: 2/1000



COMMENTS:

Clean office/warehouse industrial space with easy access to I-91 north and south located in the North Plains Industrial Park. Office to suit.

PRICING DETAILS

RENT/SF: \$5.25 LEASE TYPE: NNN RE TAXES: .80 INSURANCE: .25
SALE PRICE: \$0 LEASE TERM: Min 3 MAINT/CAM: .35 TI ALLOW: neg

INDUSTRIAL SPECIFICATIONS

GENERAL	WAREHOUSE	POWER	LOADING
WARHOUSE SF: 18,000	SPRINKLERS: Yes	AMPS: TBD	GRADE LVL: possible
OFFICE SF: 0	MIN CLR HEIGHT: 18'	VOLTS: TBD	GL SIZE: n/a
MEZZANINE SF: 0	MAX CLR HEIGHT: 20'	PHASE: TBD	GL LVRS: n/a
YARD SF: 0	COL SPACE: 30 x 40	WIRE: TBD	DOCK HIGH: 3
RAIL: no	ROOF: Membrane	UTILITIES	
SEWERS: Muni		ELECTRIC: Muni	DH SIZE: 8' x 10'
CRANES: no	HVAC	GAS: SCGC	DH LVLRs: no
CRANE CAP: no	COOLING: Office	WATER: SCRWA	RAMP: no
CRANE CLEAR: no	HEAT: Yes	SEWER: Muni	WELL: no
		VOICE/DATA	COVERED: no

FOR FURTHER INFORMATION CONTACT:

Frederick Petrella, CCIM (T)203-314-7439 (F)203-286-1128 Email: fredp@CTRealtyGroup.com

OFFERED EXCLUSIVELY BY:

Connecticut Realty Group, LLC 431 Orange St., N Haven CT 06511 www.CTRealtyGroup.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.