

FOR LEASE – 13,840SF INDUSTRIAL SPACE – FULLY AIR CONDITIONED, 20' CLEAR CEILING



20 NORTH PLAINS INDUSTRIAL ROAD, WALLINGFORD, CT

AVAILABLE SPACE:

AVAILABLE SF: **13,840**
 MINIMUM AVAIL: **13,840**
 AVAIL WHEN: **Immediate**

BUILDING INFORMATION:

GROSS BLDG SIZE: **60,000**
 ACRES: **5**
 YEAR BUILT: **1986**
 YEAR RENOVATED: **2000**
 ZONING: **LI-2**
 STATUS: **Vacant**
 CONSTRUCTION: **Masonry**
 PKG SPACES: **2/1000**
Attractive business park setting



PRICING DETAILS

RENT/SF: **\$5.00** LEASE TYPE: **NNN** RE TAXES: INSURANCE:
 SALE PRICE: **0** LEASE TERM: **Min 3** MAINT/CAM: TI ALLOW:

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	13,840	SPRINKLERS:	Yes	AMPS:	600	GRADE LVL:	0
OFFICE SF:	To Suit	MIN CLR HEIGHT:	20'	VOLTS:	480	GL SIZE:	0
MEZZANINE SF:	0	MAX CLR HEIGHT:	20'	PHASE:	3	GL LVRS:	0
YARD SF	0	COL SPACE:	25' x 40'	WIRE:		DH Doors	1
RAIL:	0	ROOF:	membrane	UTILITIES		DH SIZE	8'x10'
SEWERS:				ELECTRIC	Wall	DH LVLRS	0
CRANES:	0	HVAC		GAS	NEU	RAMP:	0
CRANE CAP:	0	COOLING	Fully	WATER	Muni	WELL:	0
CRANE CLEAR:	0	HEAT	Fully	SEWER	Muni	COVERED:	0
				VOICE/DATA	Yes		

FOR FURTHER INFORMATION CONTACT:

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