

# OFFICE / INDUSTRIAL SPACE FOR LEASE

North Plains Industrial Park Wallingford CT



## 22 North Plains Industrial Road, Wallingford CT 06492 New Haven County

### AVAILABLE SPACE:

AVAILABLE SF: 9,400 SF

MINIMUM AVAIL: 9,400 SF

AVAIL WHEN:

### BUILDING INFORMATION:

GROSS BLDG SIZE: 50,000 SF

ACRES: 5

YEAR BUILT: 1986

YEAR RENOVATED: 2008

ZONING: LI-2

STATUS: Occupied

CONSTRUCTION: Masonry

PKG SPACES: Ample

### COMMENTS:



~9,400 SF with 2000 SF of office space. Two mezzanine areas in warehouse. Sprinklers, security system.

### PRICING DETAILS

RENT/SF: \$5.25 PSF      TERM: Min 3 Yrs      MAINT/CAM: \$0.80 PSF      TI ALLOW: N/A

LEASE TYPE: NNN      RE TAXES: \$0.40 PSF      INSURANCE: \$0.15 PSF

### INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	7,400	SPRINKLERS:	Yes/Wet	AMPS:	800	GRADE LVL:	N/A
OFFICE SF:	2,000	MIN CLR HEIGHT:	20'	VOLTS:	277	GL SIZE:	N/A
MEZZANINE:	Yes	MAX CLR HEIGHT:	20'	PHASE:		GL LVRS:	N/A
YARD SF	0	COL SPACE:	25x40	WIRE:		DOCK HIGH	Yes
RAIL:	0	ROOF:	Membrane	<b>UTILITIES</b>		DH SIZE	8x10
SEWERS:	0			ELECTRIC	Wallingford		
CRANES:	No	<b>HVAC</b>		GAS	NEU	RAMP:	N/A
CRANE CAP:	N/A	COOLING	Yes	WATER	Municipal	WELL:	N/A
CRANE CLEAR:	N/A	HEAT	Gas	SEWER	Municipal	COVERED:	N/A

### FOR FURTHER INFORMATION CONTACT:

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