

**FOR LEASE -10,000SF Warehouse / Distribution space;  
Office to suite; Immediate Occupancy**

**30 North Plains Road  
Wallingford, CT 06492  
New Haven County**

Offered  
Exclusively  
by:



**SPACE AVAILABILITY**

AVAILABLE SF: **10,000**  
AVAIL WHEN: **Immediate**  
MIN SF: **5,000**

**PROPERTY INFORMATION**

GROSS BL SF: **50,000**  
STATUS: **Vacant**  
ACRES: **10.00**  
CONSTRUCTION: **Masonry**  
PARKING: **20**  
YEAR BUILT: **1988**  
ZONING: **IL**



**COMMENTS**

Office to suit, space has drive in and dock.

**PRICING DETAILS**

RENT/SF:	<b>\$5.25</b>	LEASE TYPE:	<b>NNN</b>	MAINT/CAM:	<b>\$0.30</b>	INSURANCE:	<b>\$0.12</b>
TERM:	<b>5 Yrs min.</b>	TI ALLOW:	<b>neg</b>	RE TAXES:	<b>\$0.80</b>		

**INDUSTRIAL SPECS**

GENERAL	WAREHOUSE	POWER	LOADING
WH SF: <b>5,000</b>	SPRINKLERS: <b>Yes</b>	AMPS: <b>200</b>	GRADE LVL: <b>1</b>
OFC SF: <b>0</b>	MIN CLR HT: <b>18</b>	VOLTS: <b>240</b>	GL SIZE: <b>10 x 12</b>
MEZZ SF: <b>0</b>	MAX CLR HT: <b>20</b>	PHASE: <b>3</b>	GL LVRS: <b>0</b>
YARD SF: <b>0</b>	COL SPACE: <b>40 X30</b>	WIRE: <b>3</b>	DOCK HIGH: <b>1</b>
RAIL: <b>No</b>	ROOF: <b>Metal</b>	<b>UTILITIES</b>	
SEWERS: <b>Yes</b>	ELECTRIC Wallingford Ele.		
CRANES: <b>0</b>	GAS SCGC		
CRANE CAP: <b>0</b>	WATER Municipal		
CRANE CLEAR: <b>0</b>	SEWER Municipal		
	VOICE/DATA SBC/SNET		
	COVERED: <b>No</b>		
	RAMP: <b>No</b>		
	WELL: <b>No</b>		
	DH LVLRS: <b>1</b>		
	DH SIZE: <b>8 x 10</b>		
	DH LVRS: <b>1</b>		
	WELL: <b>No</b>		
	COVERED: <b>No</b>		

**FOR FURTHER INFORMATION**

**CONTACT: Frederick P. Petrella, CCIM**

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Individual  
Member

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