

4,000 & 10,000 SF INDUSTRIAL/WAREHOUSE SPACE IMMEDIATELY AVAILABLE



37 & 50 CAPITAL DRIVE, WALLINGFORD, CT

AVAILABLE SPACE:

AVAILABLE SF: **4000 & 10000 sf**
 MINIMUM AVAIL: **4,000 sf**
 AVAIL WHEN: **Immediately**

BUILDING INFORMATION:

GROSS BLDG SIZE: **60000**
 ACRES: **4**
 YEAR BUILT: **1986**
 YEAR RENOVATED: **2000**
 ZONING: **IL-30**
 STATUS: **Vacant**
 CONSTRUCTION: **Masonry**
 PKG SPACES: **2/1000**



COMMENTS:

PRICING DETAILS

RENT/SF: **\$4.75** LEASE TYPE: **NNN** RE TAXES: INSURANCE:
 SALE PRICE: **0** LEASE TERM: **Min 3 yrs** MAINT/CAM: TI ALLOW:

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	14,000	SPRINKLERS:	Yes	AMPS:	400	GRADE LVL:	1
OFFICE SF:	To suit	MIN CLR HEIGHT:	18'	VOLTS:	208	GL SIZE:	10' x 12'
MEZZANINE SF:	0	MAX CLR HEIGHT:	18'	PHASE:		GL LVRS:	0
YARD SF	0	COL SPACE:	30' x 40'	WIRE:		DH Doors	2
RAIL:	0	ROOF:	Metal	UTILITIES		DH SIZE	8' x 10'
SEWERS:		HVAC		ELECTRIC		DH LVLRs	
CRANES:	0	COOLING	Office	GAS		RAMP:	0
CRANE CAP:	0	HEAT	Yes	WATER	Muni	WELL:	0
CRANE CLEAR:	0			SEWER	Muni	COVERED:	0
				VOICE/DATA	Yes		

FOR FURTHER INFORMATION CONTACT:

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