

Industrial For Lease

Capital Drive Industrial Park 50 Capital Drive Wallingford, CT 06492 New Haven County

Offered
Exclusively
by:



AVAILABLE SF: **51,000**
AVAIL WHEN: **Jan 07**
MIN SF: **10,000**

PROPERTY INFORMATION

GROSS BL SF: **51,000**
STATUS: **Occupied**
ACRES: **4.00**
CONSTRUCTION: **CBL**
PARKING: **125**
YEAR RENOVATED: **1999**
YEAR BUILT: **1989**
ZONING: **LI-2**



COMMENTS

Ideal for light industrial or warehouse distributio

PRICING DETAILS

RENT/SF:	\$4.75	LEASE TYPE:	NNN	MAINT/CAM:	\$0.50	INSURANCE:	\$0.15
TERM:	3 yr Min	TI ALLOW:	neg	RE TAXES:	\$0.75		

INDUSTRIAL SPECS

GENERAL	WAREHOUSE	POWER	LOADING
WH SF: 51,000	SPRINKLERS: Yes	AMPS: 2,500	GRADE LVL: 3
OFC SF: 5,000	MIN CLR HT: 22	VOLTS: 480/120	GL SIZE: 10x12
MEZZ SF: 2,000	MAX CLR HT: 22	PHASE: 3	GL LVRS:
YARD SF:	COL SPACE: 30x40	WIRE:	DOCK HIGH: 6
RAIL: None	ROOF: rubber	UTILITIES	
SEWERS: Muni	HVAC		DH SIZE: 8x10
CRANES: 1	COOLING: office	ELECTRIC: Wall. Elec.	DH LVLRs:
CRANE CAP: 2.5	HEAT: Gas	GAS: SCGC	RAMP:
CRANE CLEAR: 16		WATER: Muni	WELL:
		SEWER: Muni	COVERED:
		VOICE/DATA: ATT	

FOR FURTHER INFORMATION

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