

# OFFICE SPACE FOR LEASE

2,440 SF ideal for Sales and Distribution Business



## 8 Capital Drive, Wallingford CT 06492 New Haven County

### AVAILABLE SPACE

AVAILABLE SF: **2,440 +/- SF**  
MINIMUM AVAIL: **2,440 SF**  
AVAIL WHEN: **Immed.**  
STATUS: **Vacant**

### BUILDING INFORMATION

GROSS BLDG SIZE **17,360 SF**  
ACRES **1.27**  
YEAR BUILT **1984**  
CEILING HEIGHT **Up to 14 FT**  
ZONING: **LI-2**

### PARKING

PKG FEES **N/A**  
PKG SPACES **35 +/-**  
PKG TYPE **Lot**



### COMMENTS:

2,440 SF of office space. Office space improved with reception, conference room and corner office. Private bathrooms. Owner occupied, well maintained building, professional atmosphere.

### FINANCIAL DETAILS

RENT/MONTH:	<b>\$8.50 PSF</b>	RE TAXES:	<b>\$2,078.58</b>	BASE YEAR:	<b>2008</b>
LEASE TYPE:	<b>Plus Util and Taxes</b>	INSURANCE:	<b>N/A</b>	EXP STOP:	<b>N/A</b>
TI ALLOW:	<b>N/A</b>	MAINT/CAM:	<b>N/A</b>		

### PROPERTY SPECIFICATIONS

BUILDING CLASS:	<b>B</b>	FLOOR SIZE:	<b>17,360 SF</b>	FRONTAGE:	<b>Capital Drive</b>
TYPE:	<b>Flex</b>	ELEVATOR-FR:	<b>0</b>	HVAC:	<b>CAIR</b>
CONDITION:	<b>Good</b>	ELEVATOR-PS:	<b>0</b>	HEAT TYPE:	<b>Gas</b>
LOAD FACTOR	<b>14%</b>				

### FOR FURTHER INFORMATION CONTACT:

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### OFFERED EXCLUSIVELY BY:

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