

FOR LEASE

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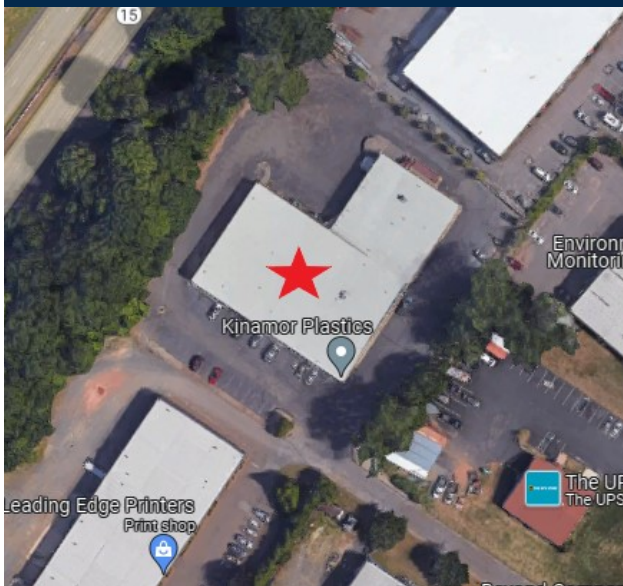
Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**63 North Plains Industrial Rd
Wallingford, CT 06492**



**Warehouse and Office
Space Available**

Great Location with Abundant Parking

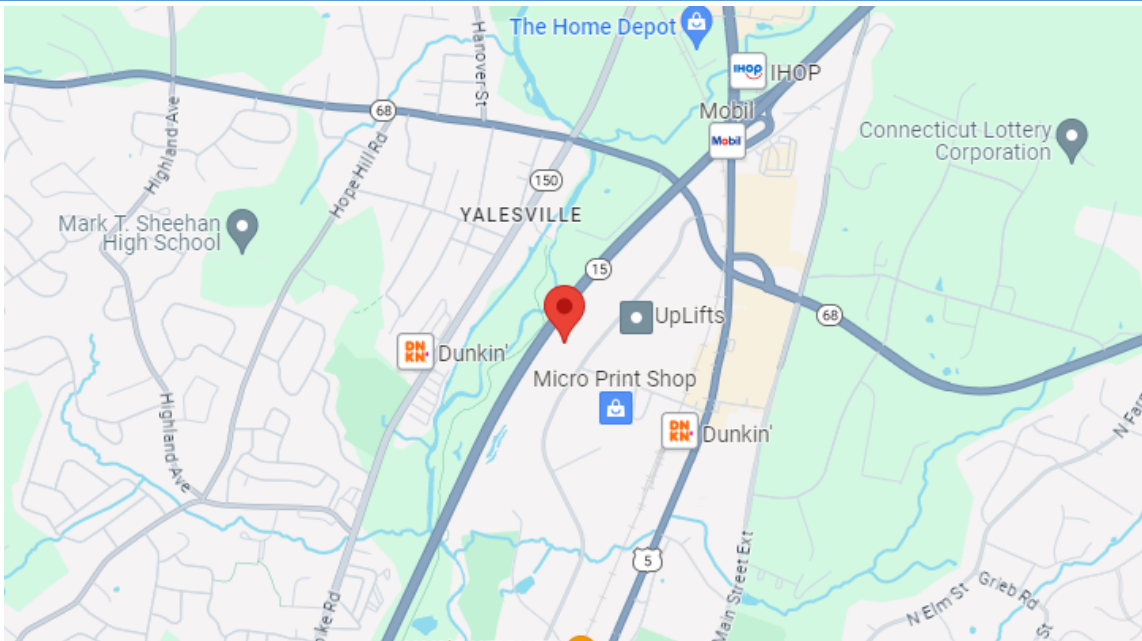
**Easy Access to all of
Wallingford & Surrounding Towns**

**1,400 S/F Office \$1,600 Full Service Gross
4,000 S/F Warehouse \$10.00 NNN**

PROPERTY DATA FORM

PROPERTY ADDRESS	63 North Plains Industrial Rd
CITY, STATE	Wallingford, CT 06492

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,400 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F Office	1,400 +/-	Type of Heat	Forced Hot Air Included
Avail S/F Warehouse/Storage	4,000 +/-	OTHER	
Drive-in	1 (10x10)	Acres	.09
Ext. Construction	Concrete Block	Zoning	
Ceiling Height	9' office/14' warehouse	Parking	Plenty
Roof	Flat	State Route / Distance To...	1mi Rt 15
Date Built	1984	TAXES	
UTILITIES		Assessment	
		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	Yes	Lease Office	\$1,600 Full Service Gross
Electrical		Lease Warehouse	\$10.00 NNN



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★★★★★ Commercial / Industrial



Warehouse Space
4,000 S/F

