

FOR LEASE

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



**Warehouse & 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
8,500 S/F Warehouse &
3,650 S/F of Office
Break/Conference Area
From \$8.00 NNN**

PROPERTY DATA FORM

PROPERTY ADDRESS 63 North Plains Industrial Rd

CITY, STATE Wallingford, CT 06492

BUILDING INFO MECHANICAL EQUIP.

Total S/F	21,716 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F Office	1,400 / 3,650 in warehouse	Type of Heat	Forced Hot Air

Avail S/F Warehouse/Storage	8,500	OTHER	
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Drive-in /Loading Dock	1 (10x10) / 3 Docks	Acres	.09
Ext. Construction	Concrete Block	Zoning	

Ceiling Height	9' office/16' warehouse	Parking	Plenty
Roof	Flat	State Route / Distance To...	1mi Rt 15

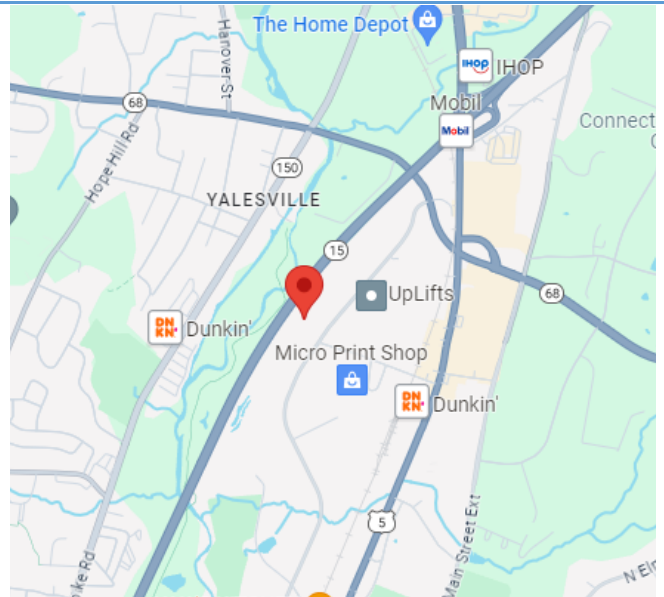
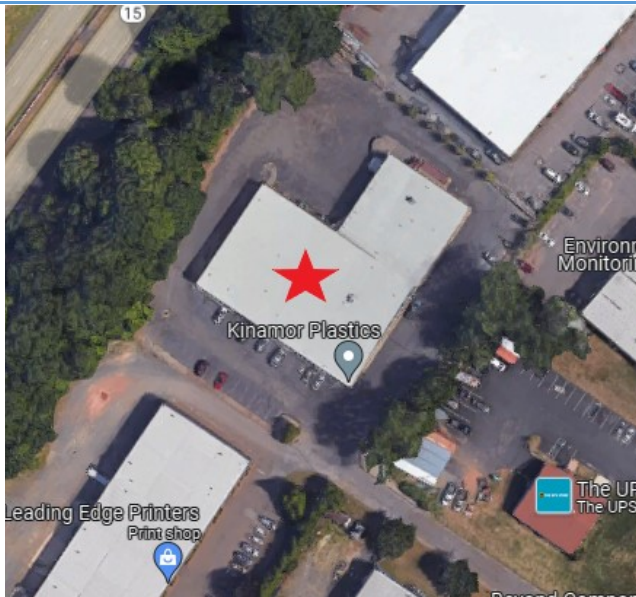
Date Built	1984	TAXES	
Warehouse Min	2 Sides	Assessment	

	4,348 S/F/ 4,816 S/F	Mill Rate	
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UTILITIES		Taxes	
Sewer	City	TERMS	

Water	City	Lease Office	\$1,600 Full Service Gross
Gas	Yes	Lease Warehouse /Office	from \$8.00 NNN

Electrical	480 3phase/ plenty of power		
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1,400 +/- S/F Office



12,150 +/- S/F Warehouse / Office

