



## FOR LEASE

**CONTACT: BRIAN GODIN or  
BROOK LADRIGAN**

E-mail: Bgodinpb@gmail.com

E-mail: Bladrigan.gpb@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**65 N. Plains Industrial Rd  
Unit 15  
Wallingford, CT 06492**

**3,455 +/- S/F Warehouse Condominium - End Unit**

**Ideal for Light Manufacturing / Contractors**

**Clean Space with 18' Ceilings**

**1 Loading Dock**

**200 Amp / 3 Phase Power**

**Easy Access to RT 15 & I-91**

**LEASE PRICE \$12.00 PSF Gross + Utilities**

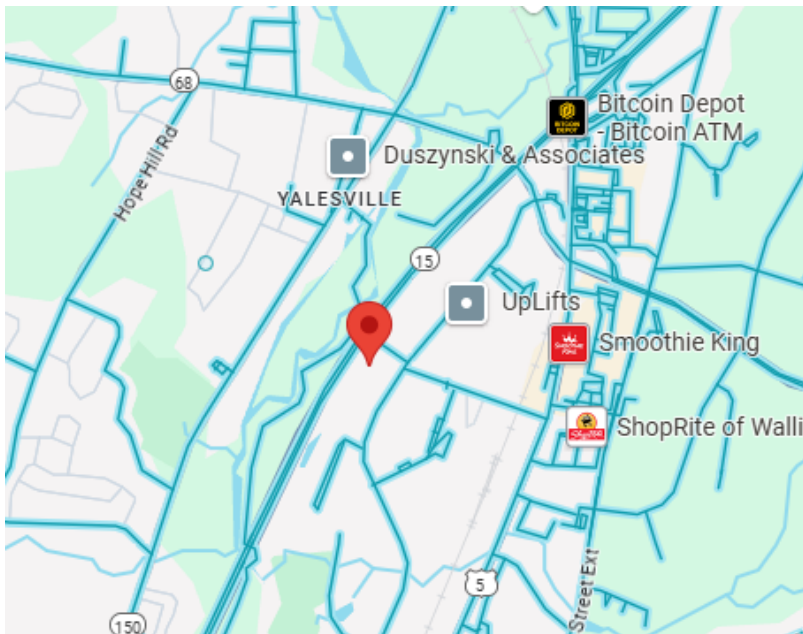


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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		65 N. Plains Industrial Rd, Unit 15	
<b>CITY, STATE</b>		Wallingford, CT 06492	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3,455 +/-	Air Conditioning	Central - Office
Number of floors	1	Sprinkler / Type	N/A
Avail/ square feet	3,455 +/-	Type of Heat	Gas
Office space	775 +/-		
Total/Avail Docks	1 (10')	<b>OTHER</b>	
		Total avail/ac	
Ceiling Height	18'	Parking	Ample
Ext. Construction	Concrete/Masonry	Zoning	I40
Int. Construction	Drywall	Distance to...	
Roof	Flat	<b>TAXES</b>	
Date Built	1987		
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City		
Water	600 Amp		
Gas/Oil	Gas	Lease	\$12 PSF Gross + Utilities
Amps-Volts-Phase	200 amps/3 phase		



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