

# FOR SALE or LEASE | 20,672± SF INDUSTRIAL BUILDING on 7.08 ACRES

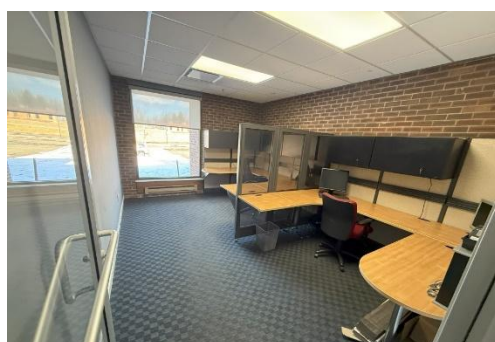
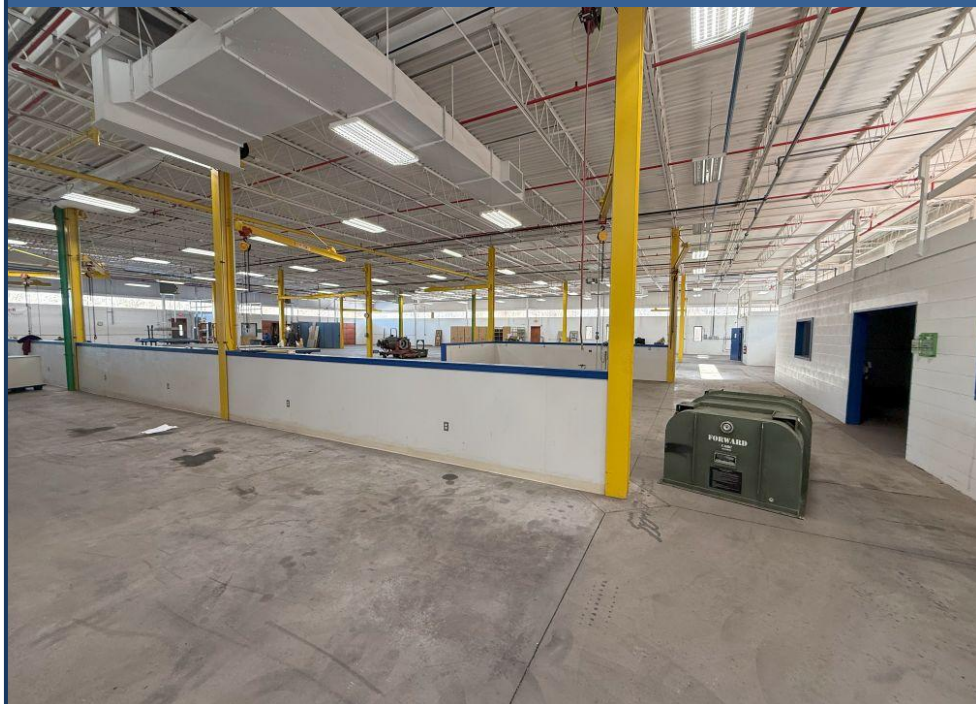
## LOWEST ELECTRIC RATES IN STATE – WALLINGFORD ELECTRIC

856 North Main St Ext, Wallingford, CT, 06492

SALE PRICE: \$2,450,000 | LEASE RATE: \$8.50/SF NNN

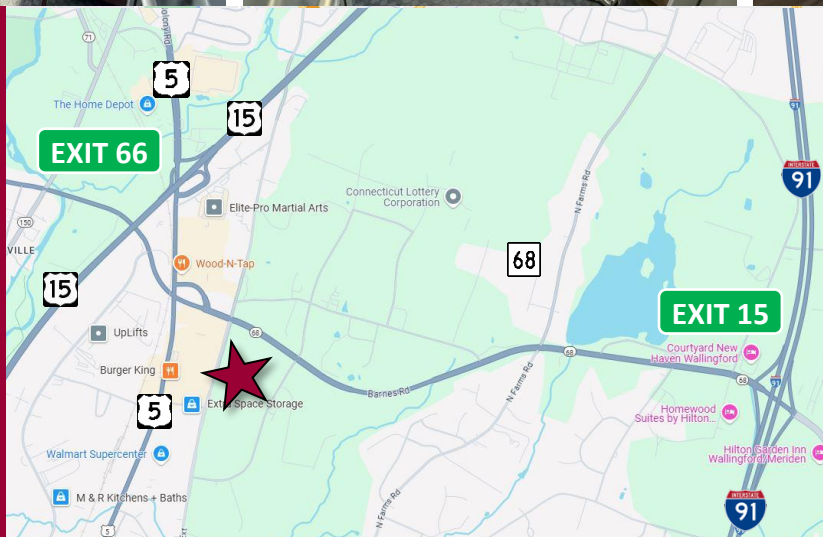


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Commercial Firms in U.S.



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### Property Highlights

- 20,672± SF Industrial Building For Sale or Lease
- 1,600a/Electric Service
- Set on 7.04 acres
- 56 Parking Spaces: 2.8/1,000
- 4 ext docks and 1 drive in.
- Lowest Electric Rates in State / Wallingford Electric
- **Ideal Building for manufacturing**
- Close to Route 15 and I-91

For more information contact:

Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com) or Samuel Crampton | 203-343-8426 | [scrampton@orlcommercial.com](mailto:scrampton@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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#### BUILDING INFORMATION

GROSS BLDG AREA 20,672± SF  
DOCKS / DRIVE-INS 4 (2 levelers) / 1 Drive-in  
CEILING HEIGHT 16'  
CONSTRUCTION Masonry  
ROOF TYPE Tar & Gravel  
YEAR BUILT 1979

#### SITE

SITE AREA 7.08 acres  
ZONING IX  
PARKING 56 spaces in common  
SIGNAGE Monument  
HWY ACCESS 2.1 mi to I-91,  
.8 mi to Route 15

#### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air-Duc  
ELECTRIC SERVICE 1,600 amp

#### TAXES

ASSESSMENT \$1,051,700 (2024)  
MILL RATE 30.66 (July 2025 TBD)  
TAXES TBD (2024)

#### UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Public Connected

#### DIRECTIONS

I-91 to Exit 15 to Route 68 to  
North Main Street Ext or Route  
15 to Exit 66 to Route 68 to North  
Main Street Ext.

#### COMMENTS

Superior quality 20,672± SF Industrial building for Sale or Lease with 4 docks and 1 drive-in door located on North Main Street Extension in Wallingford. 1600-amp electric service. Lowest electric rates in state with Wallingford Electric Division. This location provides easy access to Route 15 and I-91 and all of its amenities. ***Ideal building for manufacturing!***

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