



For Lease

~32,745 SF Available

Building Specifications

- Available Space: ~32,745 SF
- Office Space: ~4,081 SF
- Year Built: 1998
- Ceiling Height: 18' 5" at the eaves; 25' 5" at the peak
- Column Spacing: 60' x 35'
- Truck Loading: Four (4) 8' x 10' dock high loading doors with levelers
- Sprinklers: 100% protected; wet system
- Construction: Floor: Concrete slab; Walls: masonry block and metal panel; Columns: Circular steel; Roof: Standing seam metal roof
- Utilities: Supplied by Wallingford Electric Department; 480/277v, 3 phase, 800 amps
- Lighting: Fluorescent
- Parking: 65 spaces
- Miscellaneous: Building has the ability to expand

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Wallingford, CT**

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LOCATION OVERVIEW



ACCESS

Less than 2 miles from I-91

LABOR STATISTICS

15-mile radius

Total population: 888,151

Total labor force: 475,320

Transp./Warehouse employees: 17,499

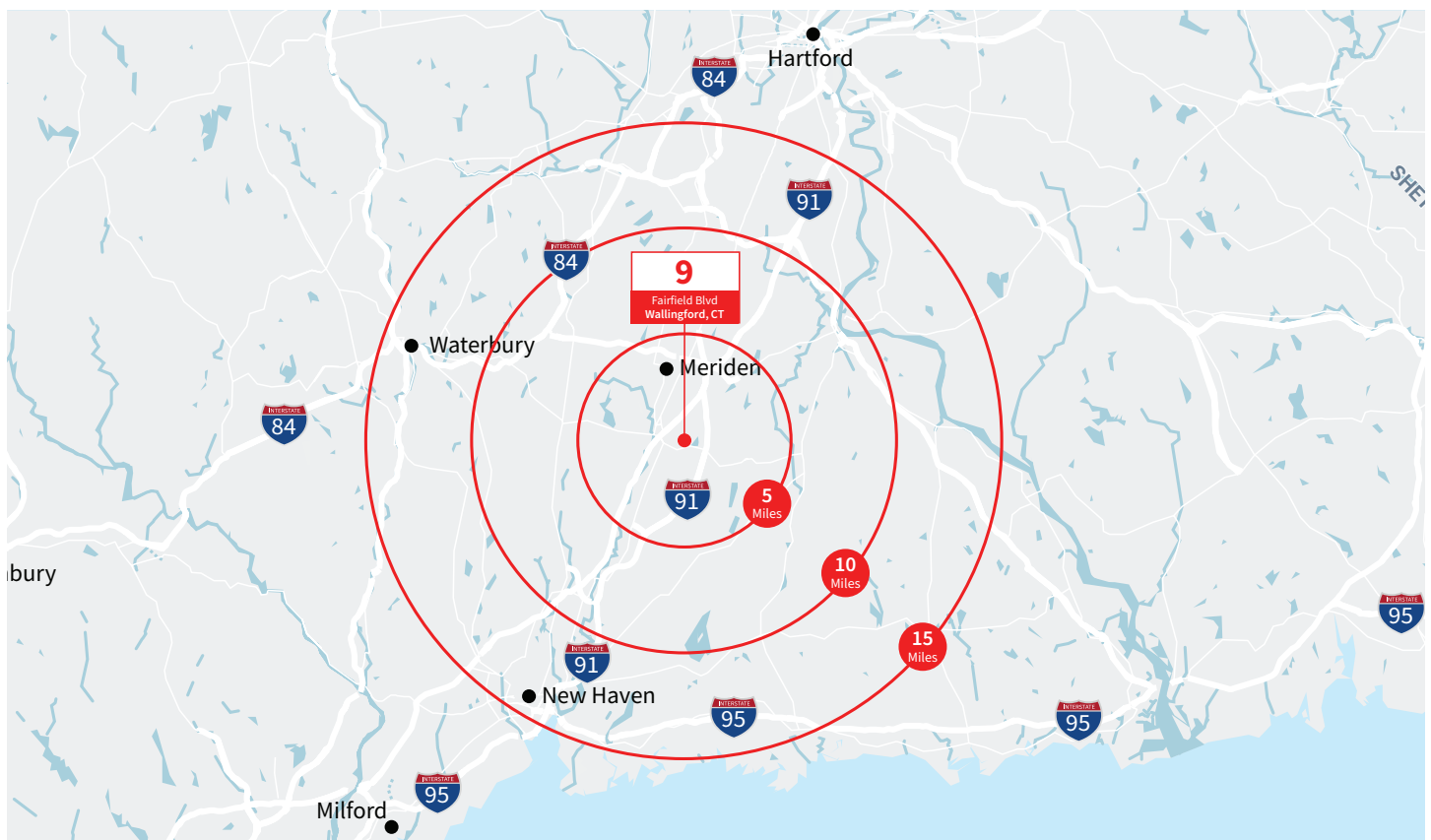
Manufacturing employees: 46,086

0.4 Miles
to Route 68

1.6 Miles
to I-91

13.9 Miles
to I-84

17.6 Miles
to I-95



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