

FOR LEASE | APPROVED 35,000± SF HIGH-BAY WAREHOUSE ADDITION LOWEST ELECTRIC RATES IN STATE

3 Sterling Drive, Wallingford, CT, 06492

LEASE RATE: \$8.95/SF - NEW CONSTRUCTION



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- New Construction available at \$8.95/SF
- Located on 12 acres
- 318 Parking spaces
- 35,000± SF to Be Built with 3 loading Docks, High-Bay Warehouse
- Electric Service: TBD
- Lowest electric rates in state
- 1.6 mi to I-91, 1.5 mi to Rt 15

For more information contact:

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Adam Gregg | 203-643-1012 | agregg@orlcommercial.com

O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

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 91,476± SF
AVAILABLE AREA 35,000± High-Bay Warehouse to be built
MAX CONTIG. 35,000± SF
FLOORS 1
DOCKS 3
CEILING HEIGHT TBD
CONSTRUCTION Steel, Brick
ROOF TYPE Standing Seam
YEAR BUILT New Construction

SITE

SITE AREA 12 acres
ZONING IX
PARKING 318 Surface spaces
SIGNAGE Monument at road
HWY ACCESS 1.6 miles to I-91,
1.5 miles to Route 15

EXPENSES

RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
ELECTRIC SERVICE TBD
ELEVATOR n/a

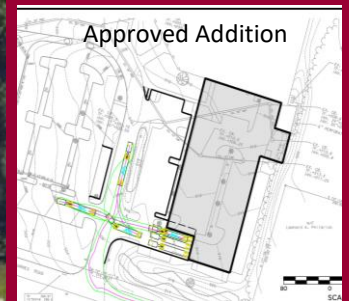
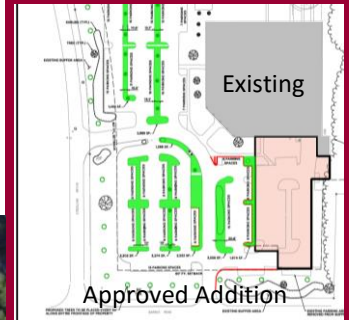
REAL ESTATE TAXES \$0.89/SF (2021)

COMMENTS O,R&L Commercial is pleased to present an approved 35,000± SF High-Bay warehouse addition to 3 Sterling Drive, Wallingford CT. This site provides parking for 318 cars, 3 loading docks, the lowest electric rates in the state with Wallingford Electric, and easy access to both I-91 and Route 15. \$8.95/SF NNN New Construction.

DIRECTIONS I-91 to Exit 15 to Route 68 to Barnes Rd or Route 15 to Exit 66 to Route 68 to Barnes Rd.

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Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with Us



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