

FOR SALE | 45,320± SF FLEX / OFFICE / INDUSTRIAL BUILDING

PRIME INVESTMENT OPPORTUNITY FOR OWNER/USER

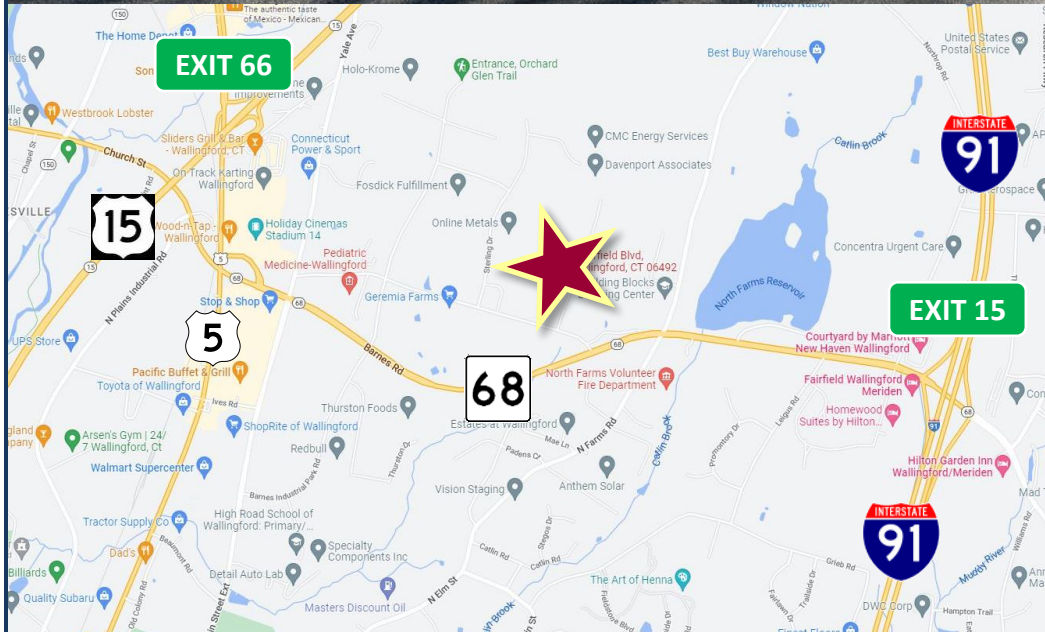


4 Fairfield Boulevard, Wallingford, CT 06492

SALE PRICE: \$4,500,000

Ranked in Top 50
Commercial Firms in U.S.

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Property Highlights

- 45,320± SF Flex / Office / Industrial Building for Sale
- Located on 3.59± acres
- 19,755± SF Leased by Long-term Tenant
- 25,565± SF Available for Owner/User
- Lowest Electricity Rates in CT – Wallingford Electric
- Heavy Electric Power
- Convenient Access to Highways, Route 15 & I-91
- Central CT Location
- New Roof Under Warranty

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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	45,320± SF
AVAILABLE AREA	25,565± SF
OCCUPANCY	44%
NUMBER OF FLOORS	1
CLEAR HEIGHT	15± Feet
LOADING DOCKS	6 Docks (3 Docks are new)
CONSTRUCTION	Brick, Masonry
ROOF TYPE	Bituminous Membrane
YEAR BUILT	1985

SITE INFORMATION

SITE AREA	3.59± acres
ZONING	IX
PARKING	163± open parking
SIGNAGE	Pylon, Monument
VISIBILITY	Excellent
HWY ACCESS	I-91 Exit 15

UTILITIES

SEWER	Municipal
WATER	Municipal
GAS	Yes

TAXES

ASSESSMENT	\$1,945,400
MILL RATE	29.34
TAXES	\$57,078

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	Yes
ELECTRIC SERVICE	800amps 480/277v 1600amps 208/120v

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COMMENTS O,R&L Commercial is pleased to offer a 45,320± SF Flex / Office / Industrial Building for Sale or Lease on 3.59± acres on Fairfield Boulevard in the town of Wallingford, CT. The building is improved with 6 loading docks, 15' ceiling heights, heavy power & the advantage of Wallingford Electric Rates – the lowest in the state. 19,755± SF is Leased by a long-term tenant that has been in place for 20 years and 25,565± SF of space is available for an Owner/User. The entire property is in excellent condition with upgraded electric, 3 new docks, space for a data center, new roof under warranty, and wet sprinkler/fire alarm system.

DIRECTIONS I-91 to Exit 15 to Route 68 / Barnes Road to Fairfield Boulevard



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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