



FOR SALE OR LEASE

25,316 SF INDUSTRIAL FACILITY

805 NORTH COLONY ROAD | WALLINGFORD, CT 06492



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 805 North Colony Road, Wallingford CT for sale or lease. This 25,316 SF industrial facility on 1.65 acres offers main road visibility, 20' clear ceilings, and exceptional parking capabilities.

PROPERTY HIGHLIGHTS

- Clear span construction
- One mile to Route 15 and 3.5 miles to I-91
- 20' clear height
- Main road visibility

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	\$5.75 NNN
Lot Size:	1.65 Acres
Building Size:	25,316 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,774	19,077	50,490
Total Population	4,521	48,554	128,719
Average HH Income	\$78,094	\$80,439	\$76,956

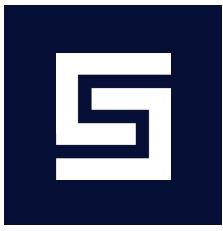
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160 TRUMBULL STREET | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

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\$1,600,000/\$5.75 NNN

BUILDING SPECIFICATIONS

Building Size	25,316 SF
Office Space	1,500 SF
Warehouse	23,816 SF
Ceiling Height	20'
Drives	1 @ 14' x 18'
Rail Doors	3
Roof	EPDM
Floors	6" concrete
Column Spacing	Clear span
Year Built	1958

MECHANICAL/UTILITIES

Power	600 amp, 208/120 volt, 3 phase
Heat	Natural Gas
Air Conditioning	100%
Lighting	Fluorescent
Sprinklers	Wet and dry
Water/Sewer Company	MDC
Electric Company	Wallingford Electric

LAND

Lot Size	1.65 Acres
Zoning	CB-40

TAXES

Tax PSF	\$0.81 SF
Taxes	\$20,576.03
Assessed Value	\$704,900.00
Year Assessed	2020

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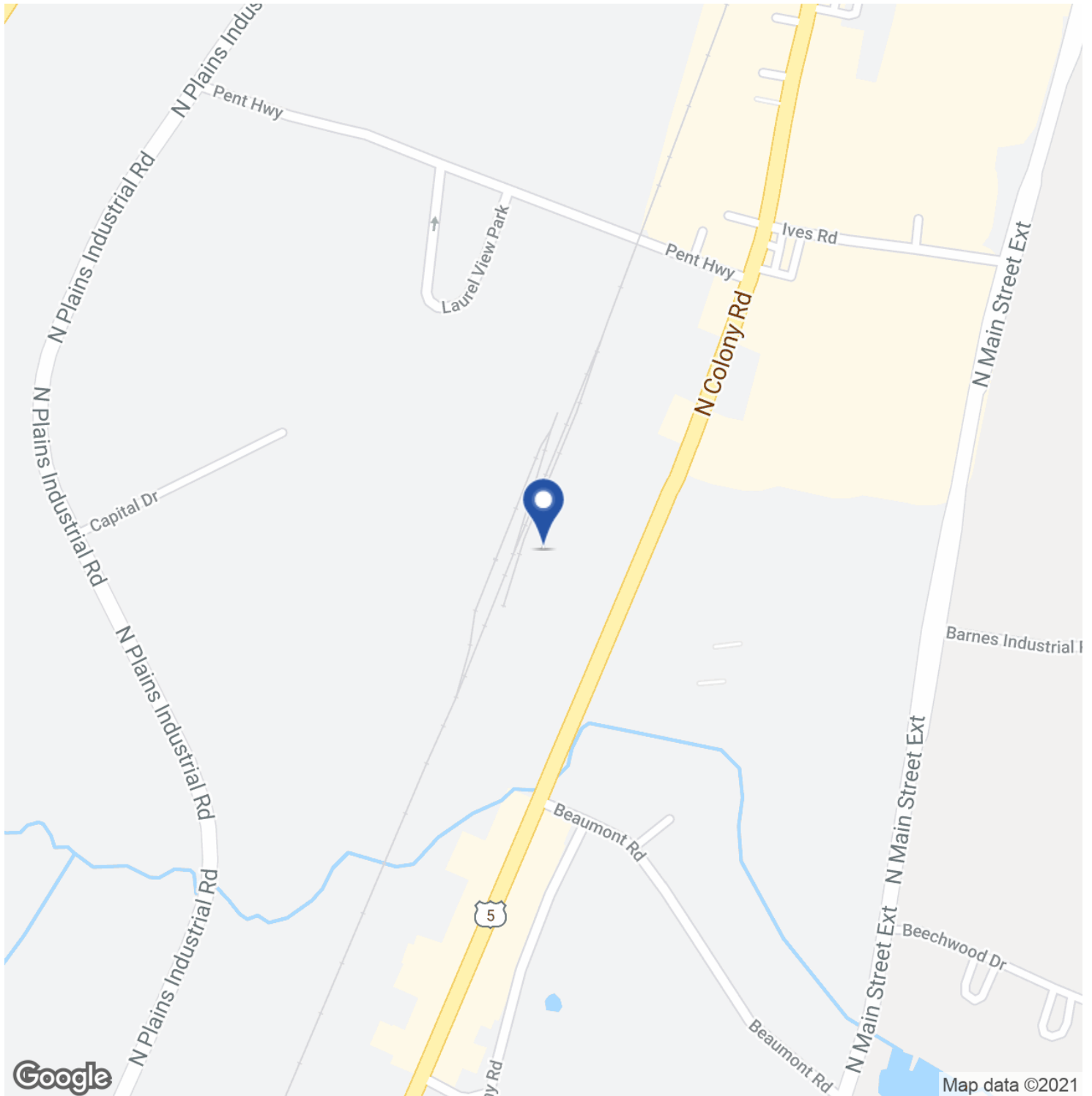
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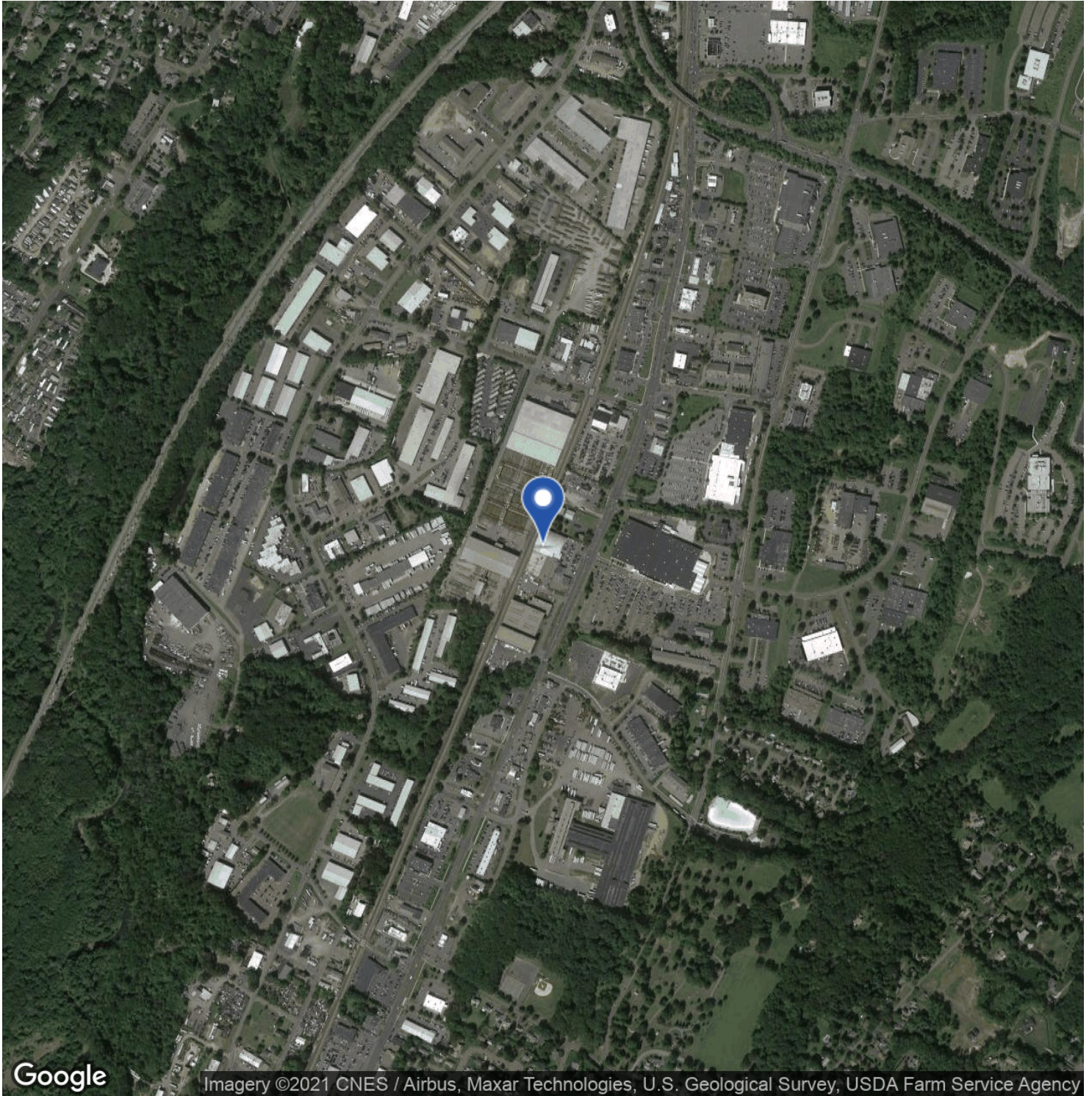
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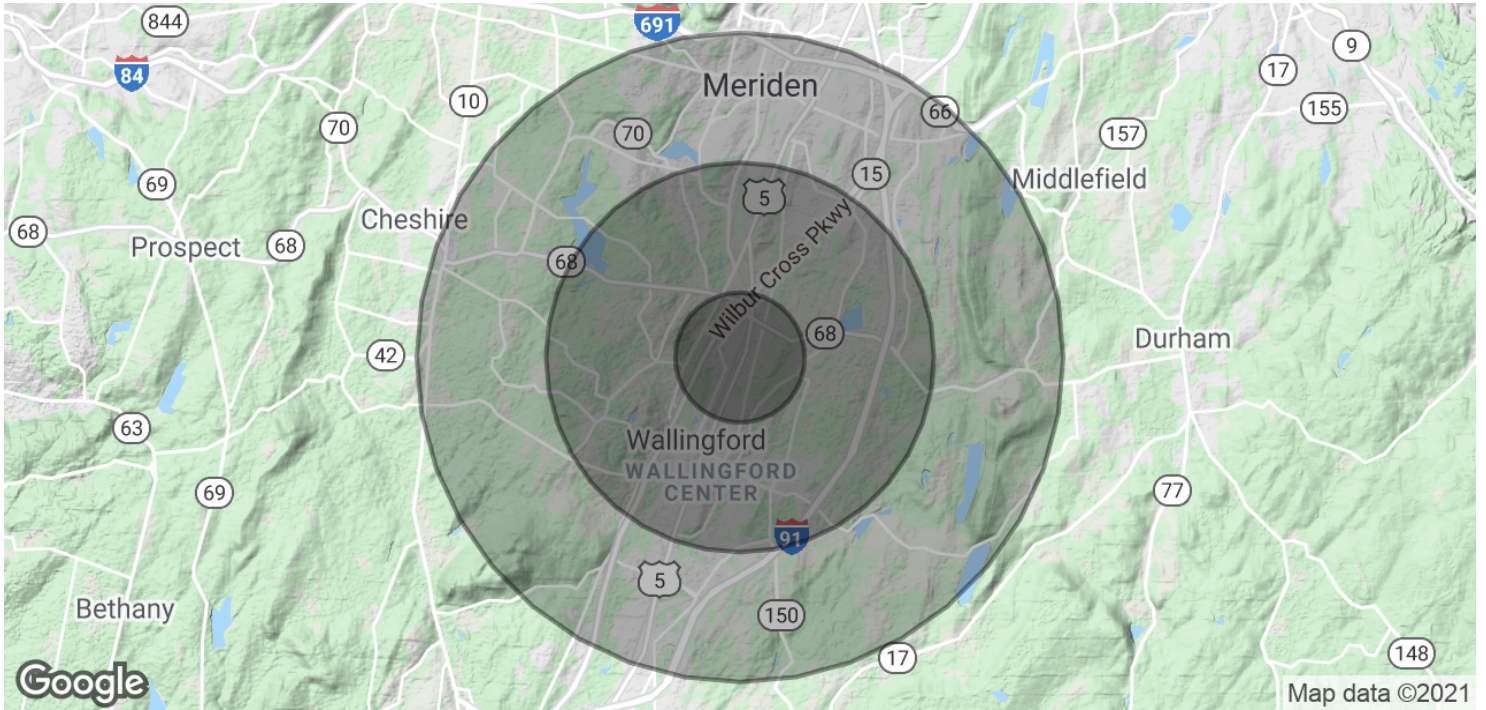
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,521	48,554	128,719
Average age	37.4	40.7	40.1
Average age (Male)	36.2	39.4	38.9
Average age (Female)	38.6	41.9	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,774	19,077	50,490
# of persons per HH	2.5	2.5	2.5
Average HH income	\$78,094	\$80,439	\$76,956
Average house value	\$265,115	\$261,523	\$268,712

* Demographic data derived from 2010 US Census

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