

FOR LEASE

53,616 SF INDUSTRIAL SPACE

15 STERLING DRIVE | WALLINGFORD, CT 06492



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present up to 53,616 SF for lease at 15 Sterling Drive, Wallingford CT. This industrial space offers one dock, one drive, heavy power and ample parking.

PROPERTY HIGHLIGHTS

- One 8' x 9' dock door and one drive
- Heavy 16,000 amp, 277/480 volt, 3 phase power
- Property served by the Town of Wallingford Electric Division; one of the lease expensive utilities in the state

OFFERING SUMMARY

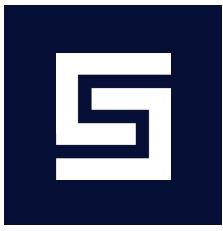
Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	53,616 SF
Lot Size:	22.38 Acres
Building Size:	173,015 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	832	49,869	119,796
Total Population	2,415	127,333	311,365
Average HH Income	\$108,393	\$74,793	\$87,789

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

STEPHANIE ROMANO
860.810.4392
romano@sentrycommercial.com





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\$6.50 NNN

BUILDING SPECIFICATIONS

Building Size	173,015 SF
Office Space	24,000 SF
Warehouse	29,616 SF
Ceiling Height	18'
Docks	1
Drives	1
Roof	Insulated rubber
Column Spacing	24' x 36'
Year Built	1978
Year Last Renovated	2003

MECHANICAL/UTILITIES

Power	16,000 amp, 277/480 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet system
Water/Sewer Company	Municipal
Electric Company	Town of Wallingford Electric Division

LAND

Lot Size	22.38 Acres
Zoning	IX

TAXES

Tax PSF	\$0.92 SF
Year Assessed	2017
Mill Rate	28.64

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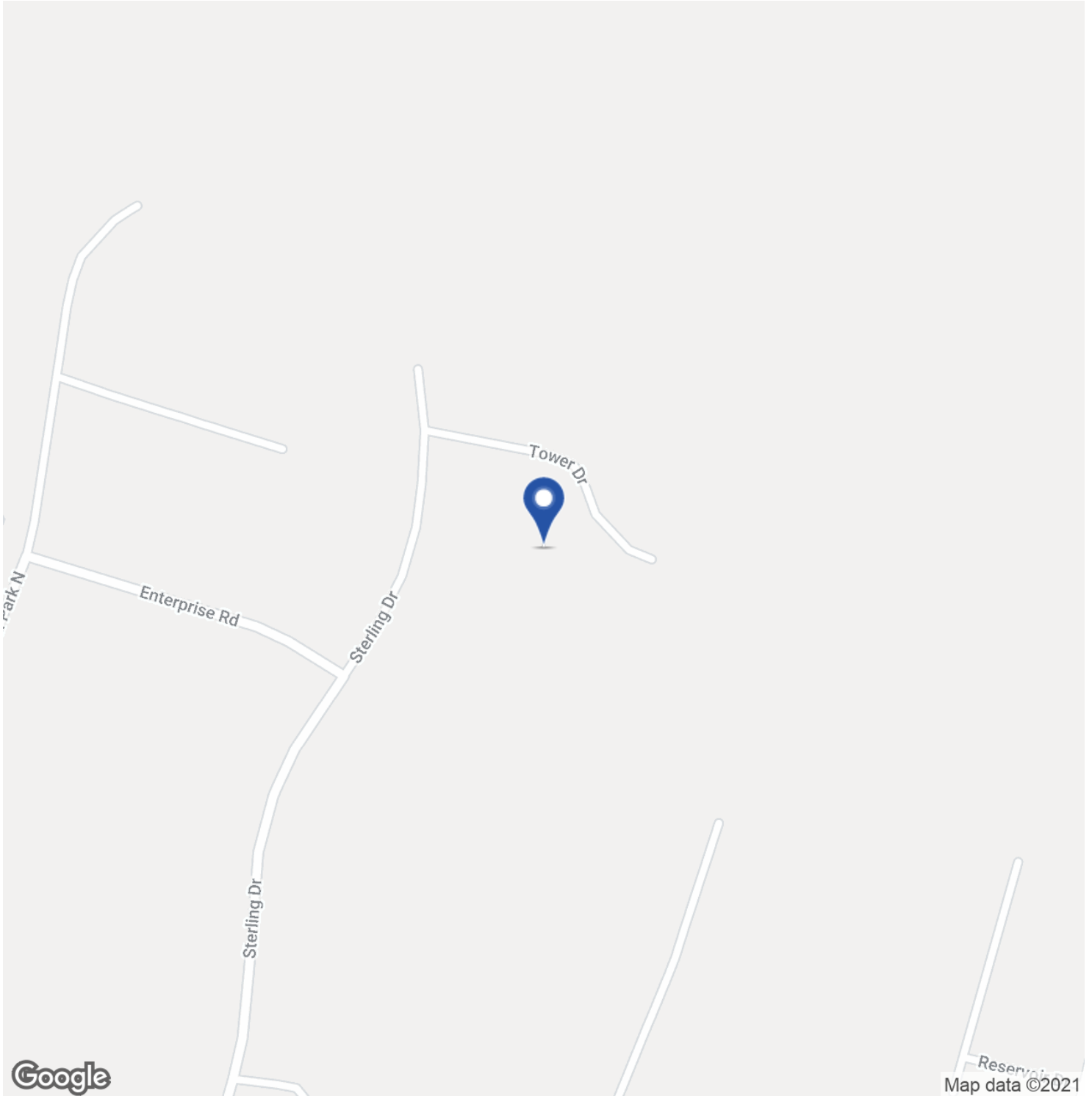




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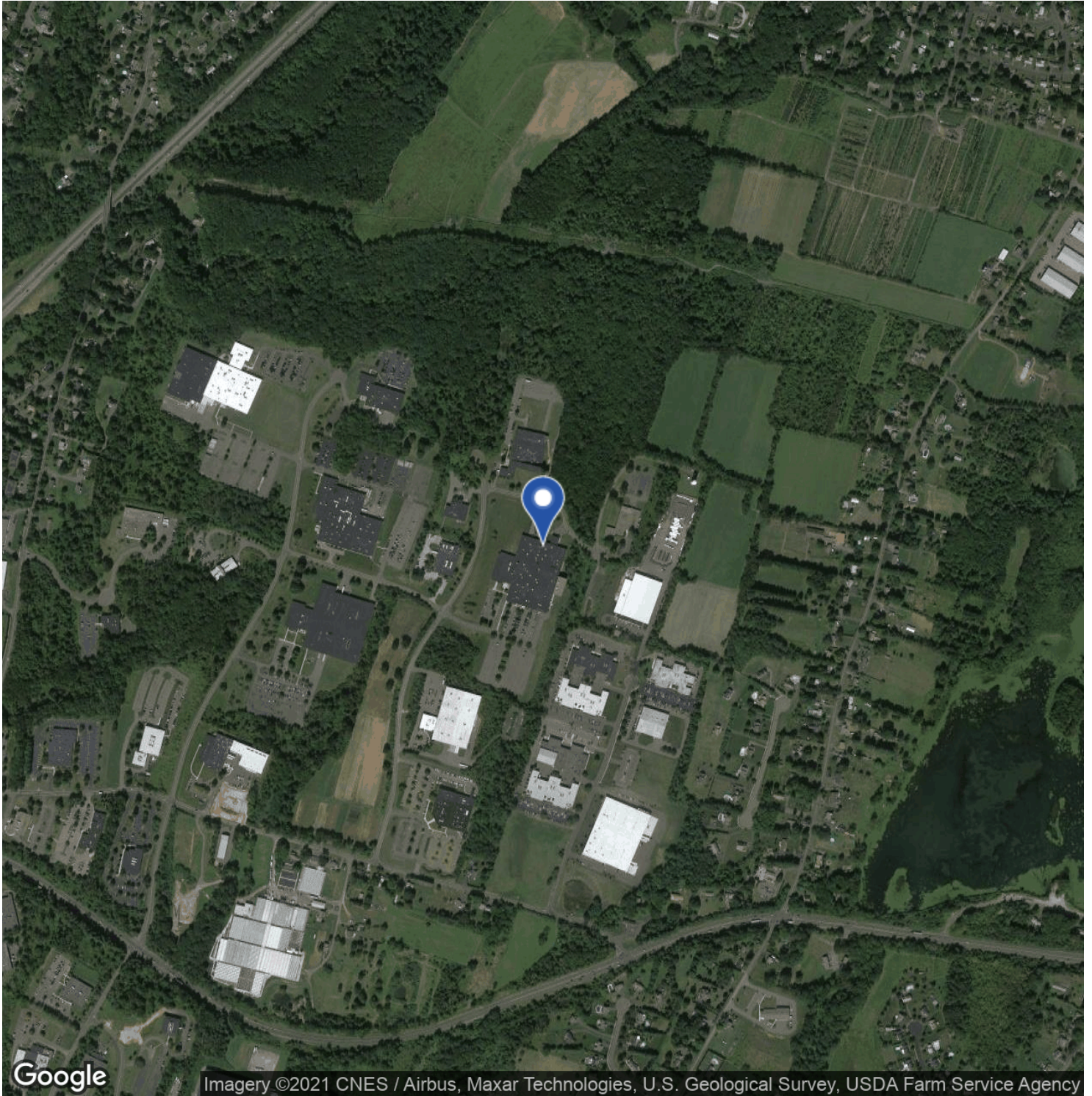
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Google

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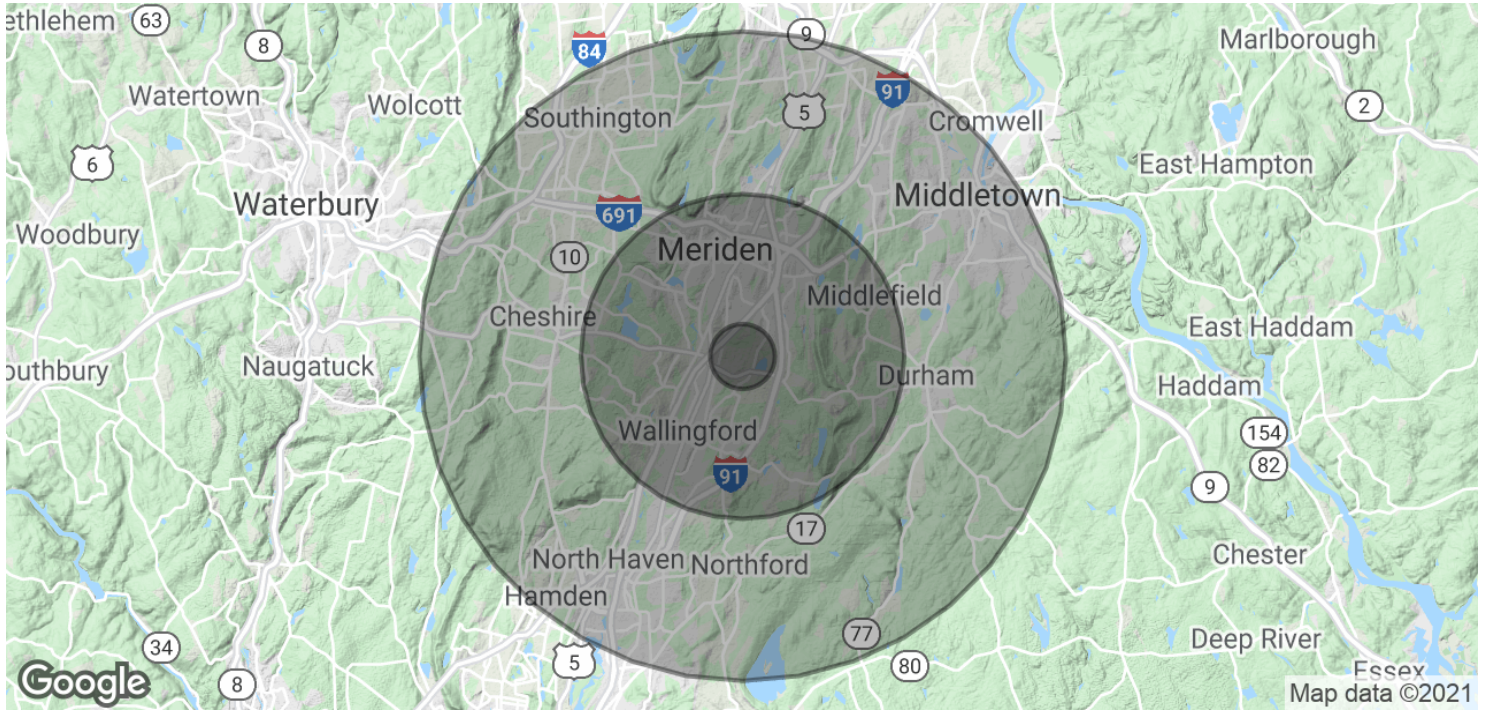
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,415	127,333	311,365
Average age	41.5	39.5	40.6
Average age (Male)	41.5	38.6	39.5
Average age (Female)	40.4	40.4	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	832	49,869	119,796
# of persons per HH	2.9	2.6	2.6
Average HH income	\$108,393	\$74,793	\$87,789
Average house value	\$249,299	\$256,536	\$306,789

* Demographic data derived from 2010 US Census

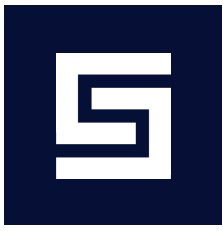
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