



FOR LEASE

BUILD TO SUIT

15 STERLING DRIVE | WALLINGFORD, CT 06492



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present this optimal build to suit opportunity at 15 Sterling Drive in Wallingford, CT. This shovel ready site is fully equipped to accommodate an industrial building between 30,000 SF and 62,500 SF, making it suitable for a large variety of uses.

PROPERTY HIGHLIGHTS

- Easy Highway Access
- Beautiful Industrial Park Setting
- Professional Landlord

OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	30,000 SF to 62,500 SF
Lot Size:	22.38 Acres
Building Size:	62,500 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

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Rate: TBD

BUILDING SPECIFICATIONS

Building Size	Up to 62,500 SF
Office Space	3,000 SF
Warehouse	62,500
Ceiling Height	30 ft
Docks	10
Dock Door Description	10' x 10'
Roof	Standing Seam Metal or Rubber Membrane
Column Spacing	50' x 50'
Floor Coverings	Concrete
Exterior Walls	Either concrete or metal

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office (optional in warehouse)
Lighting	LED
Sprinklers	Wet

LAND

Lot Size	22.38 Acres
Zoning	IX

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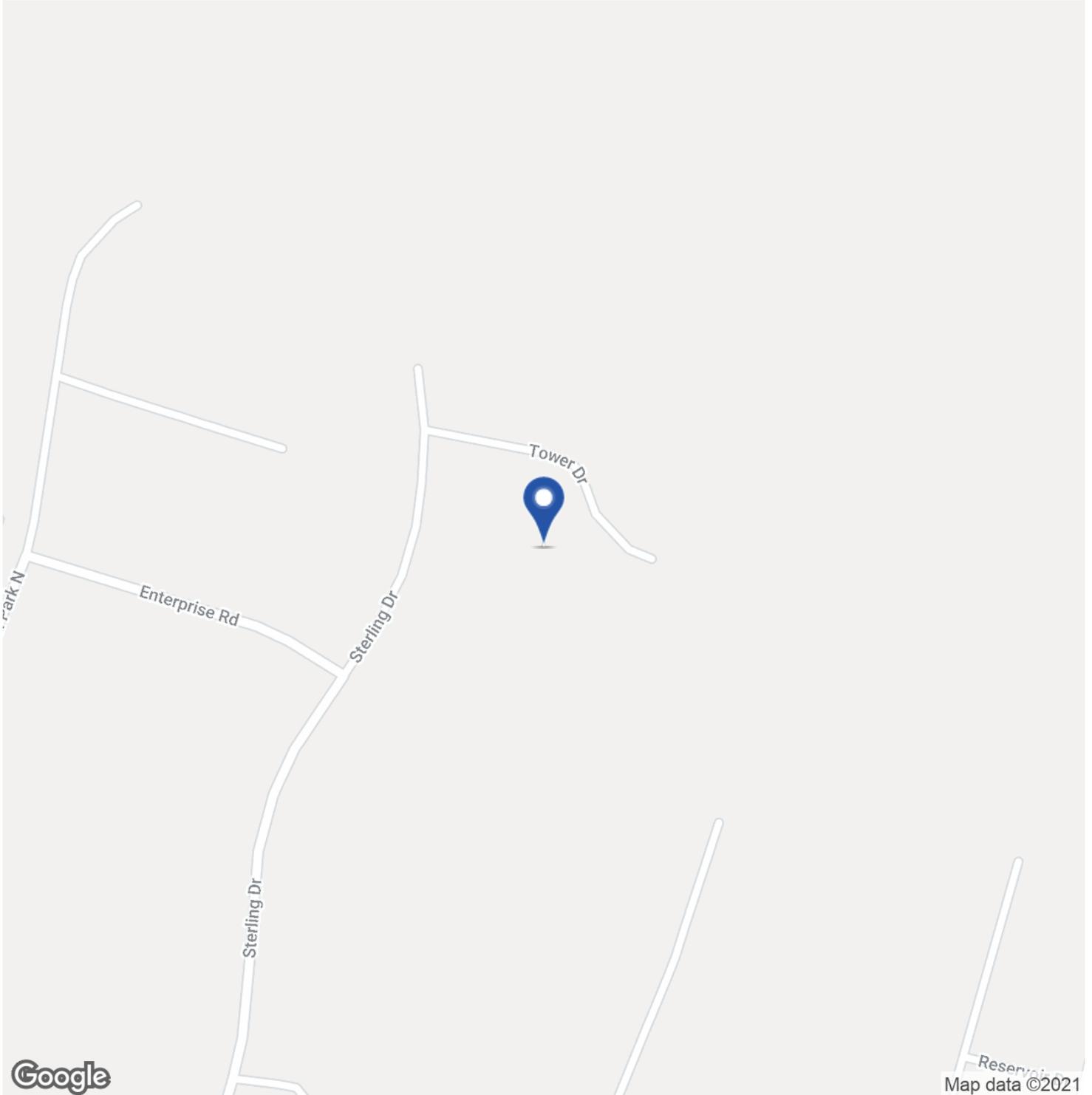
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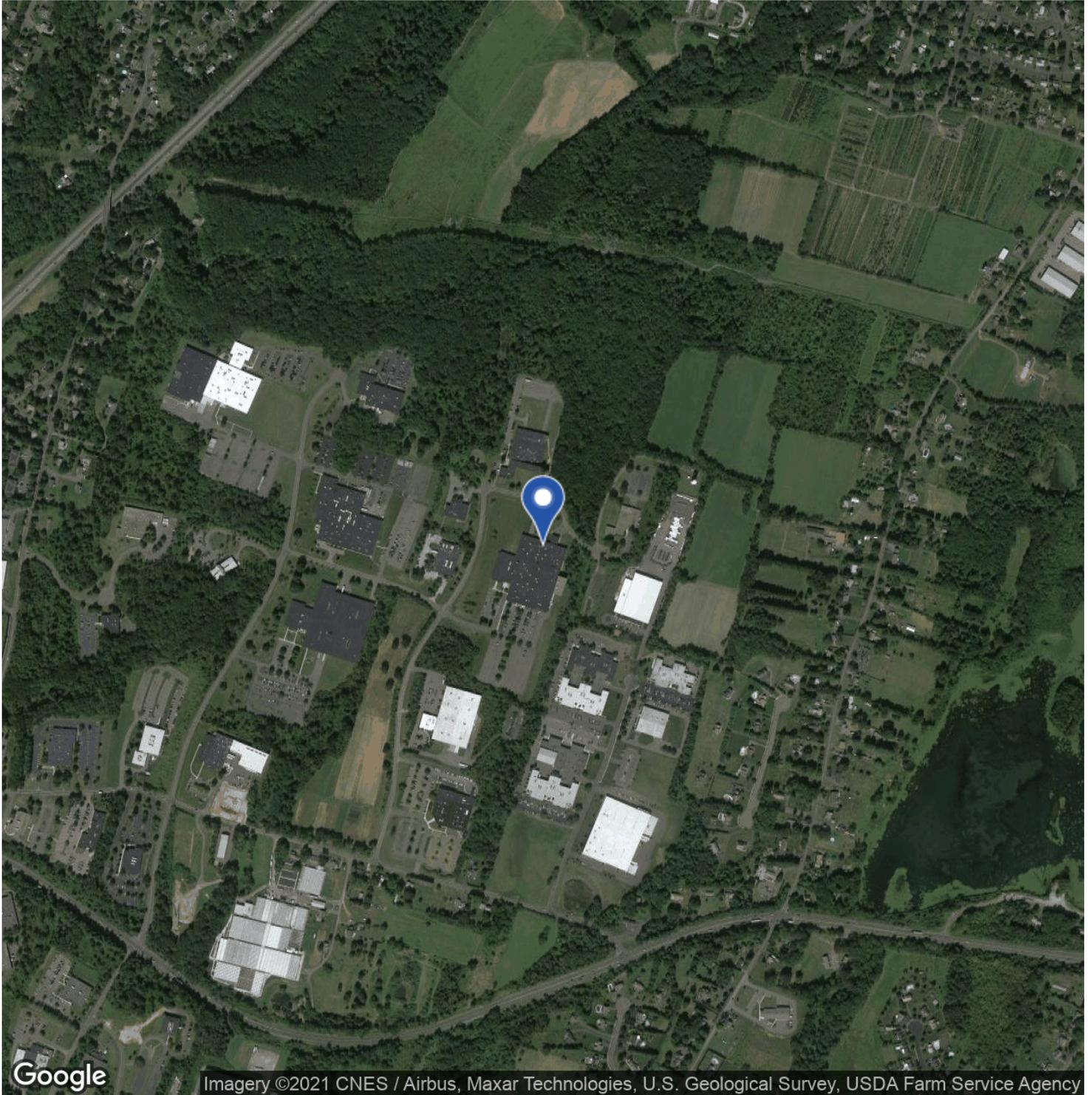
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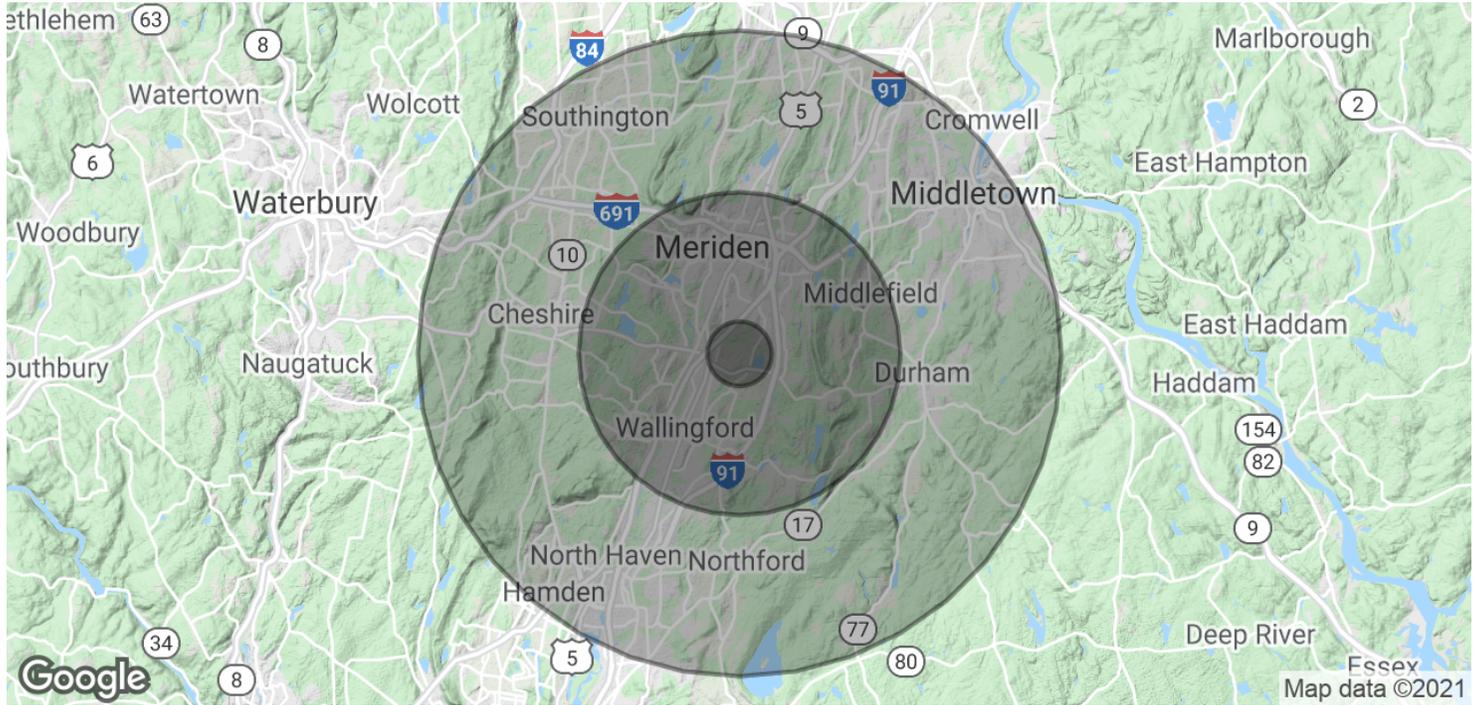
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,415	127,333	311,365
Average age	41.5	39.5	40.6
Average age (Male)	41.5	38.6	39.5
Average age (Female)	40.4	40.4	41.7

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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