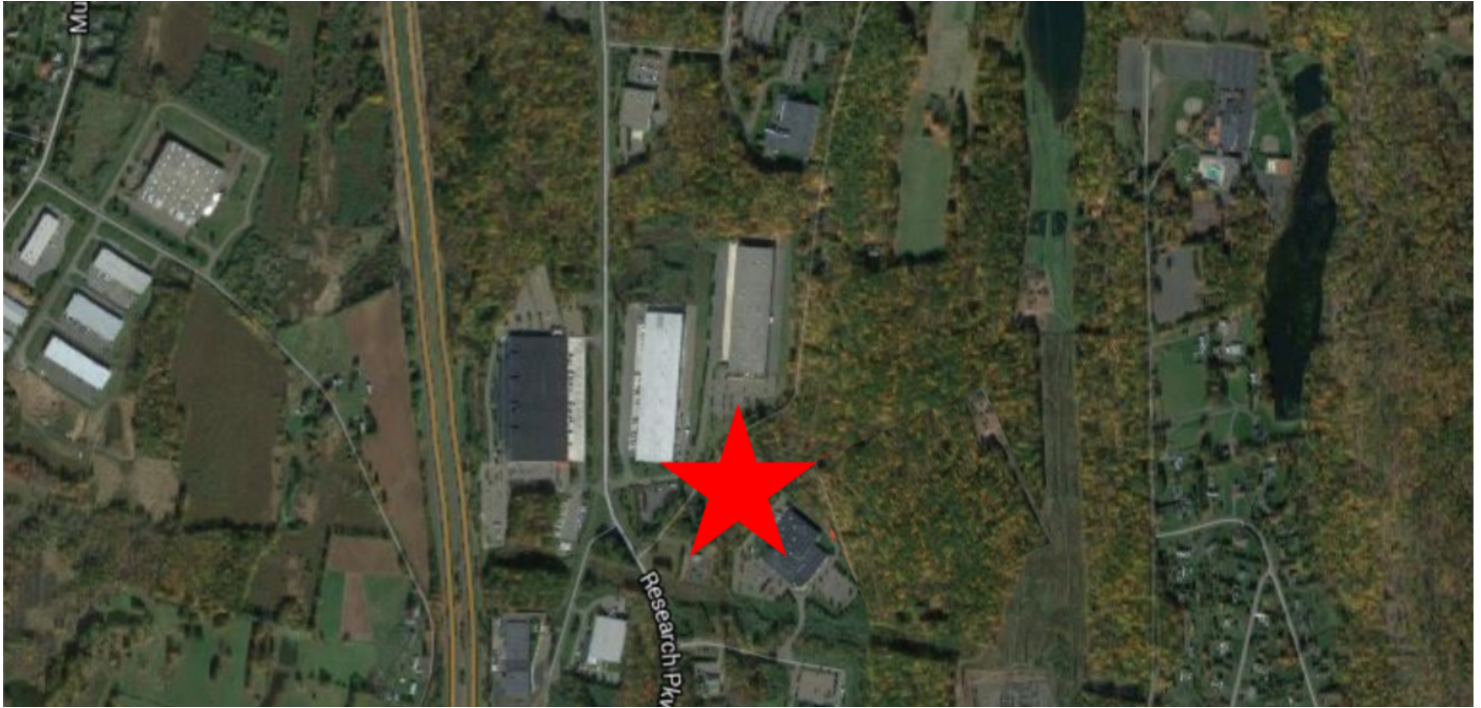




FOR SALE

MEDWAY INDUSTRIAL PARK

10 TECHNOLOGY DRIVE | WALLINGFORD, CT 06492



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for Proton Energy Systems, is pleased to offer 10 Technology Drive, Wallingford for sale. This 23 acre parcel offers approximately 350' of frontage on Technology Drive, full utilities and IX zoning for a variety of uses.

PROPERTY HIGHLIGHTS

- Located next to Proton Energy Systems Corporate Headquarters
- Within two miles of I-91
- Full utilities available

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	23 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	968	37,629	120,189
Total Population	2,515	96,718	305,600
Average HH Income	\$101,665	\$76,403	\$84,191

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com



190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://sentrycommercial.com)

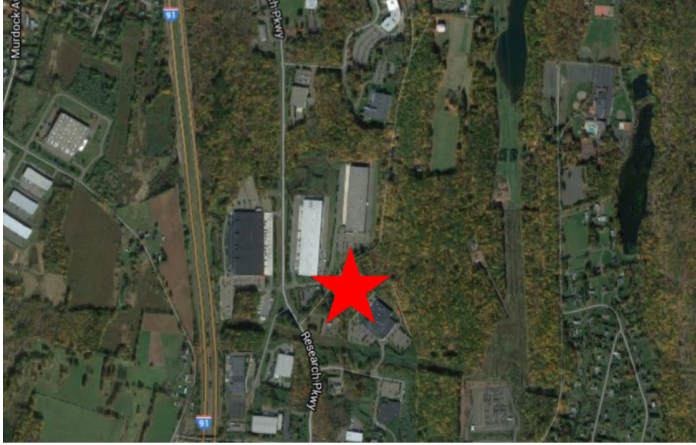
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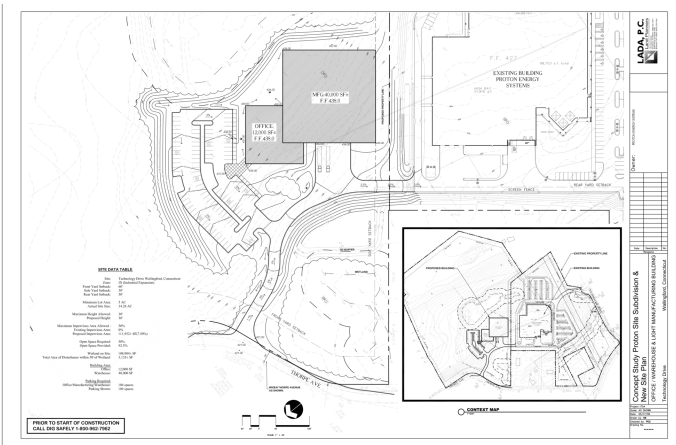
\$1,400,000

MECHANICAL/UTILITIES

Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Wallingford Electric

LAND

Lot Size	23 Acres
Rail	N/A
Zoning	IX



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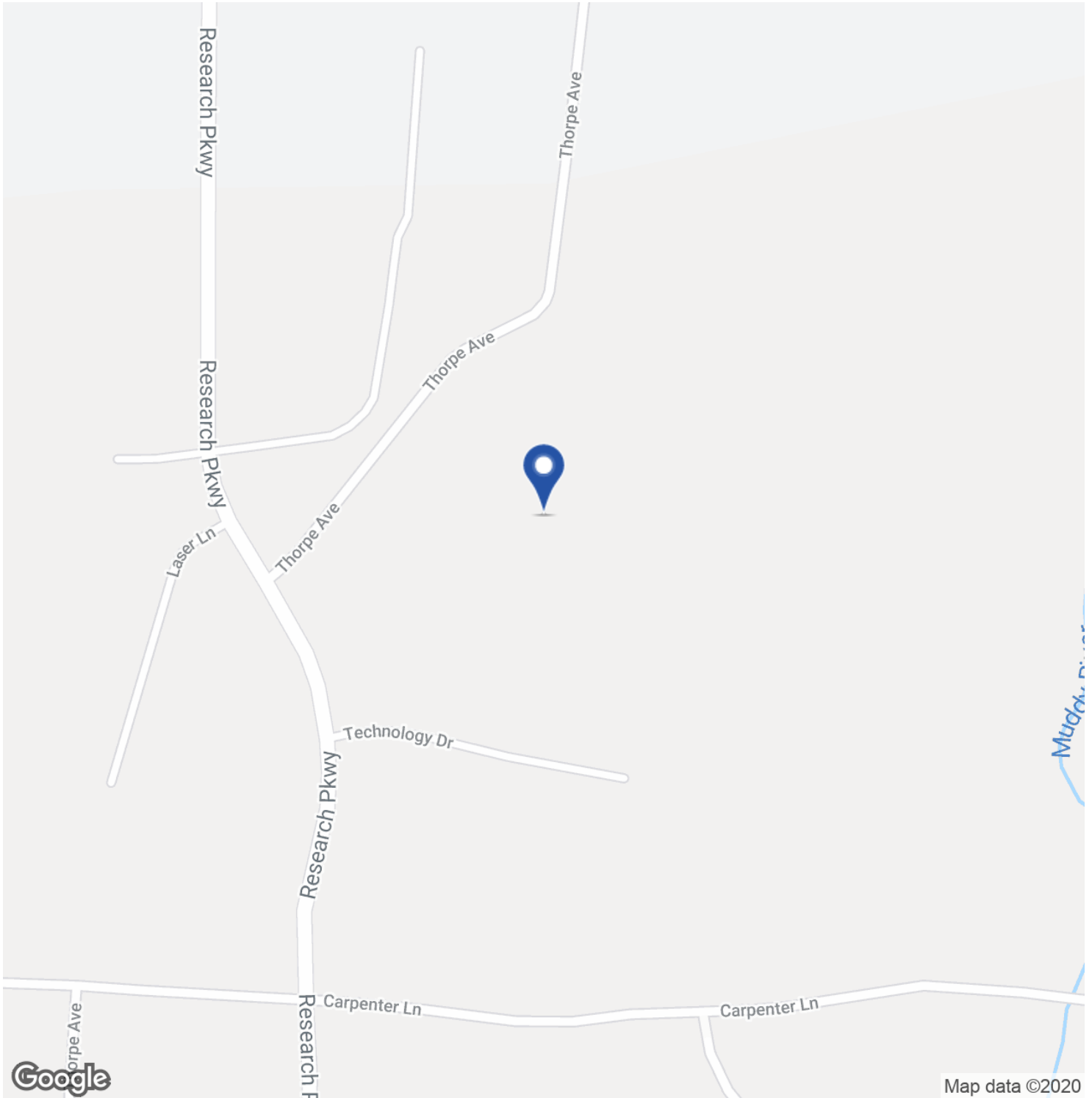
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Google

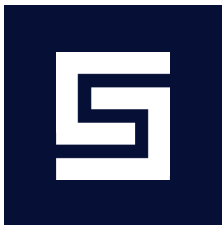
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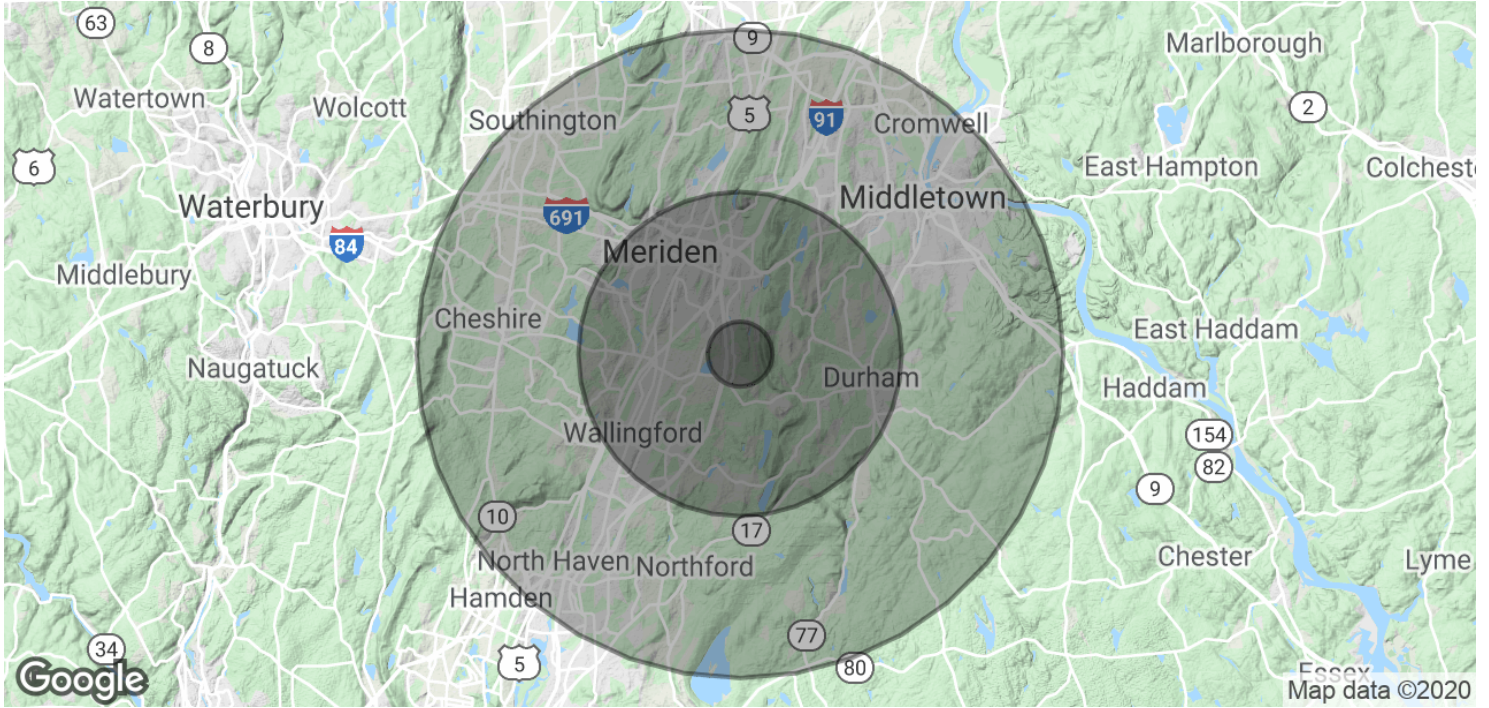
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FOR SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,515	96,718	305,600
Average age	45.0	39.4	40.4
Average age (Male)	44.2	38.3	39.2
Average age (Female)	45.4	40.4	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	968	37,629	120,189
# of persons per HH	2.6	2.6	2.5
Average HH income	\$101,665	\$76,403	\$84,191
Average house value	\$238,603	\$256,687	\$301,347

* Demographic data derived from 2010 US Census

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