



FOR LEASE

138,415 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 138,415 SF for lease at 15 Sterling Drive, Wallingford CT. This industrial space offers three dock doors, heavy power and ample parking.

PROPERTY HIGHLIGHTS

- Three 8' x 9' dock doors
- Heavy 16,000 amp, 277/480 volt, 3 phase power
- One 10-ton overhead bridge crane (20' under-hook height)
- 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:	20,000 - 173,015 SF
Lot Size:	22.38 Acres
Building Size:	173,015 SF

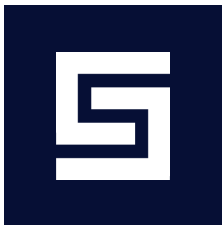
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	832	49,869	119,796
Total Population	2,415	127,333	311,365
Average HH Income	\$108,393	\$74,793	\$87,789

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



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

138,415 SF INDUSTRIAL SPACE

15 STERLING DRIVE | WALLINGFORD, CT 06492



\$6.50 NNN

BUILDING SPECIFICATIONS

Building Size	173,015 SF
Office Space	TBD
Warehouse	138,415 SF
Ceiling Height	30 ft
Docks	3
Drives	0
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	Metal halide and fluorescent
Sprinklers	Wet system
Water/Sewer Company	Municipal
Electric Company	Town of Wallingford Electric Division

LAND

Lot Size	22.38 Acres
Zoning	IX

TAXES

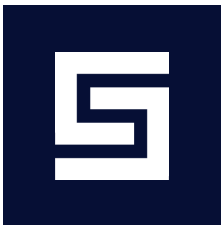
Tax PSF	\$0.92 SF
Year Assessed	2017
Mill Rate	28.64

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



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

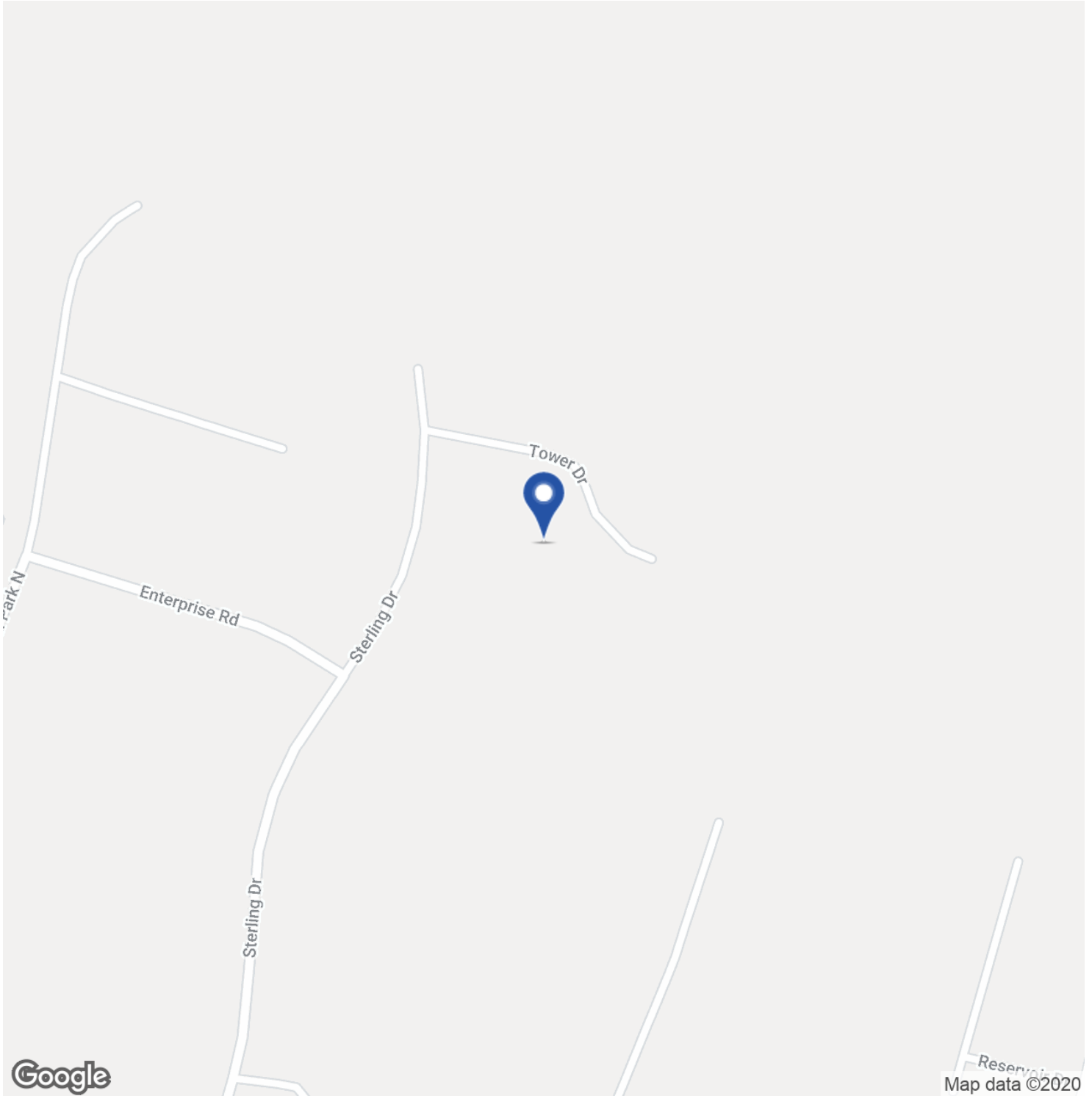
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

138,415 SF INDUSTRIAL SPACE

15 STERLING DRIVE | WALLINGFORD, CT 06492



MARK DUCLOS, SDR, CRE, FRCS

860.983.5630

duclos@sentrycommercial.com



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

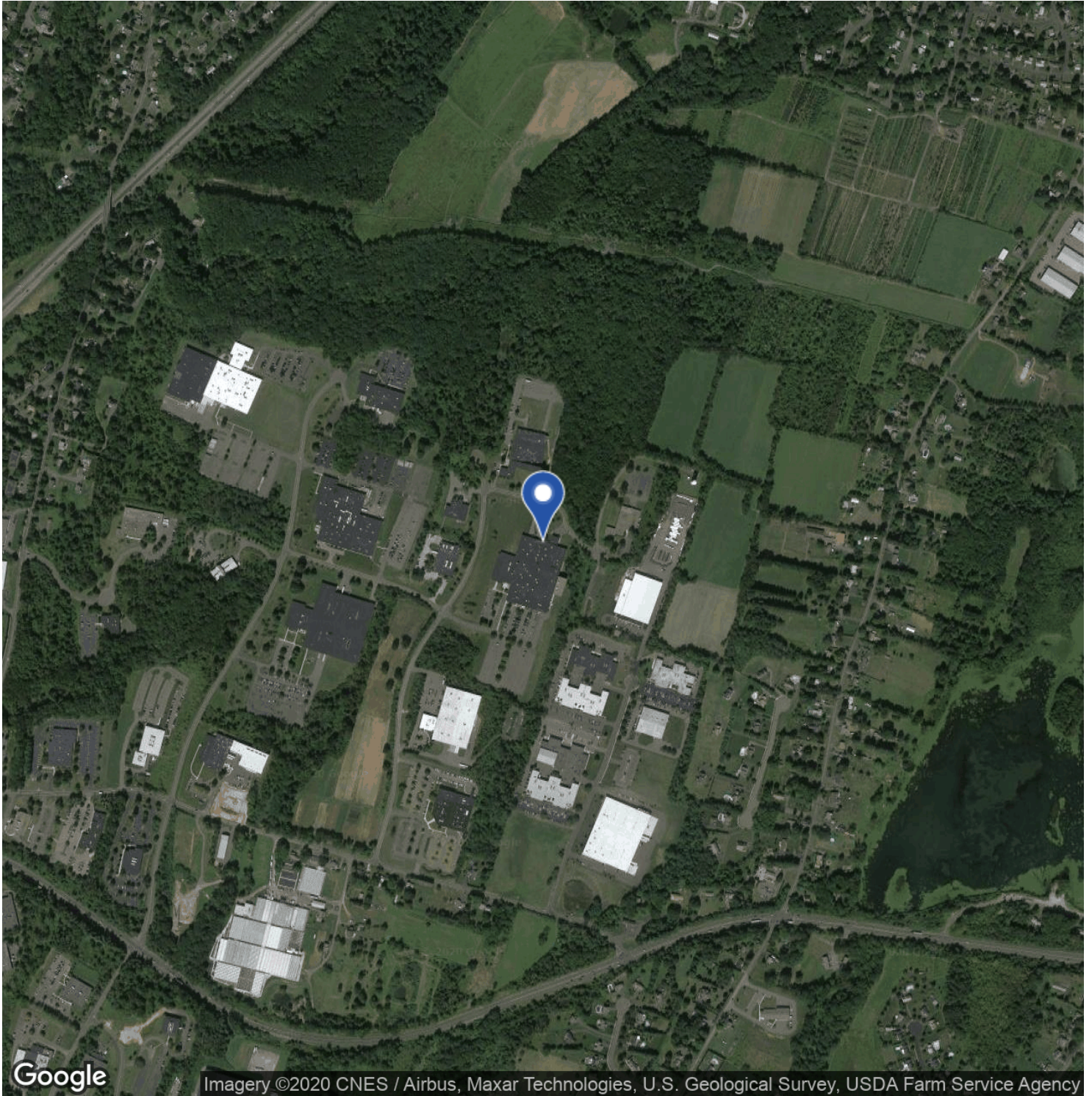
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

138,415 SF INDUSTRIAL SPACE

15 STERLING DRIVE | WALLINGFORD, CT 06492



Google

Imagery ©2020 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

MARK DUCLOS, SDR, CRE, FRCS

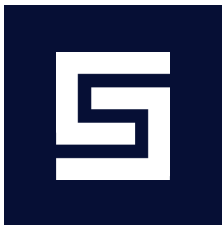
860.983.5630

duclos@sentrycommercial.com



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

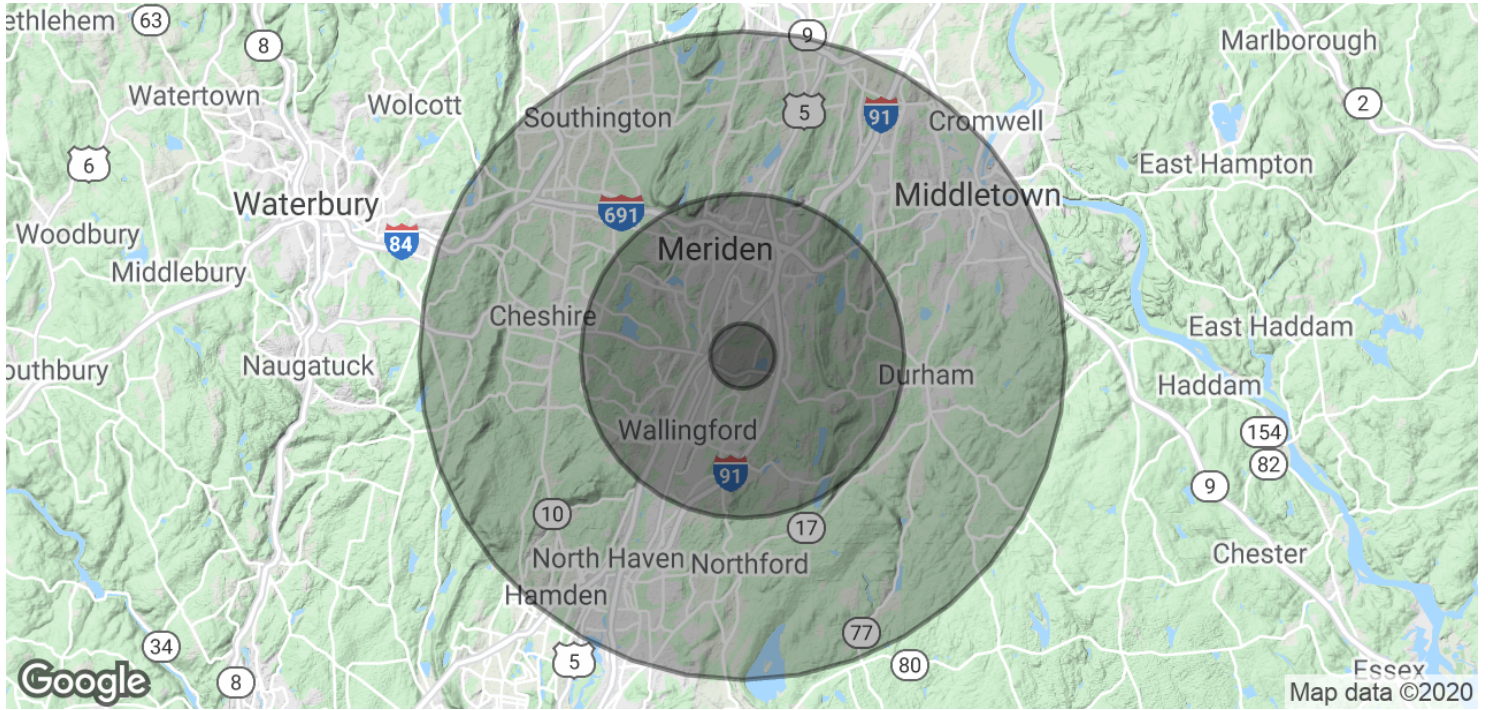
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

138,415 SF INDUSTRIAL SPACE

15 STERLING DRIVE | WALLINGFORD, CT 06492



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

MARK DUCLOS, SIOR, CRE, FRICS
 860.983.5630
 duclos@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

138,415 SF INDUSTRIAL SPACE

15 STERLING DRIVE | WALLINGFORD, CT 06492



MARK DUCLOS, SIOR, CRE, FRICS

860.983.5630

duclos@sentrycommercial.com

MARK DUCLOS, SIOR, CRE, FRICS

860.983.5630

duclos@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.