



FOR LEASE

BARNES INDUSTRIAL PARK

50 BARNES INDUSTRIAL ROAD NORTH | WALLINGFORD, CT 06492



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present space for lease at 50 Barnes Industrial Road North, Wallingford CT. This industrial facility on 19.58 acres offers 23,870 square feet of warehouse space, strategically located in the Wallingford Industrial Park, with immediate access to Route 15 and I-91.

PROPERTY HIGHLIGHTS

- Suitable for overflow storage or light manufacturing
- Ample parking

OFFERING SUMMARY

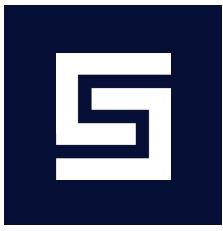
Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	23,870 SF
Lot Size:	19.58 Acres
Building Size:	154,836 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	938	51,039	118,351
Total Population	2,574	130,411	310,343
Average HH Income	\$93,188	\$75,418	\$89,034

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\$6.50 NNN

BUILDING SPECIFICATIONS

Building Size	154,836 SF
Office Space	38,000 SF
Warehouse	23,870 SF
Ceiling Height	16 ft
Drives	1
Drives	5
Roof	Rubber Membrane
Column Spacing	24 'x 35' 4"
Year Built	1976
Year Last Renovated	2005

MECHANICAL/UTILITIES

Power	600 amp, 208 volt, 3 phase
Heat	Gas
Air Conditioning	No
Lighting	T-8
Water/Sewer Company	City of Wallingford
Gas / Propane	Yes
Electric Company	Municipal

LAND

Lot Size	19.58 Acres
Rail	No
Zoning	Industrial

TAXES

Tax PSF	\$0.49 SF
Year Assessed	2017
Mill Rate	28.64

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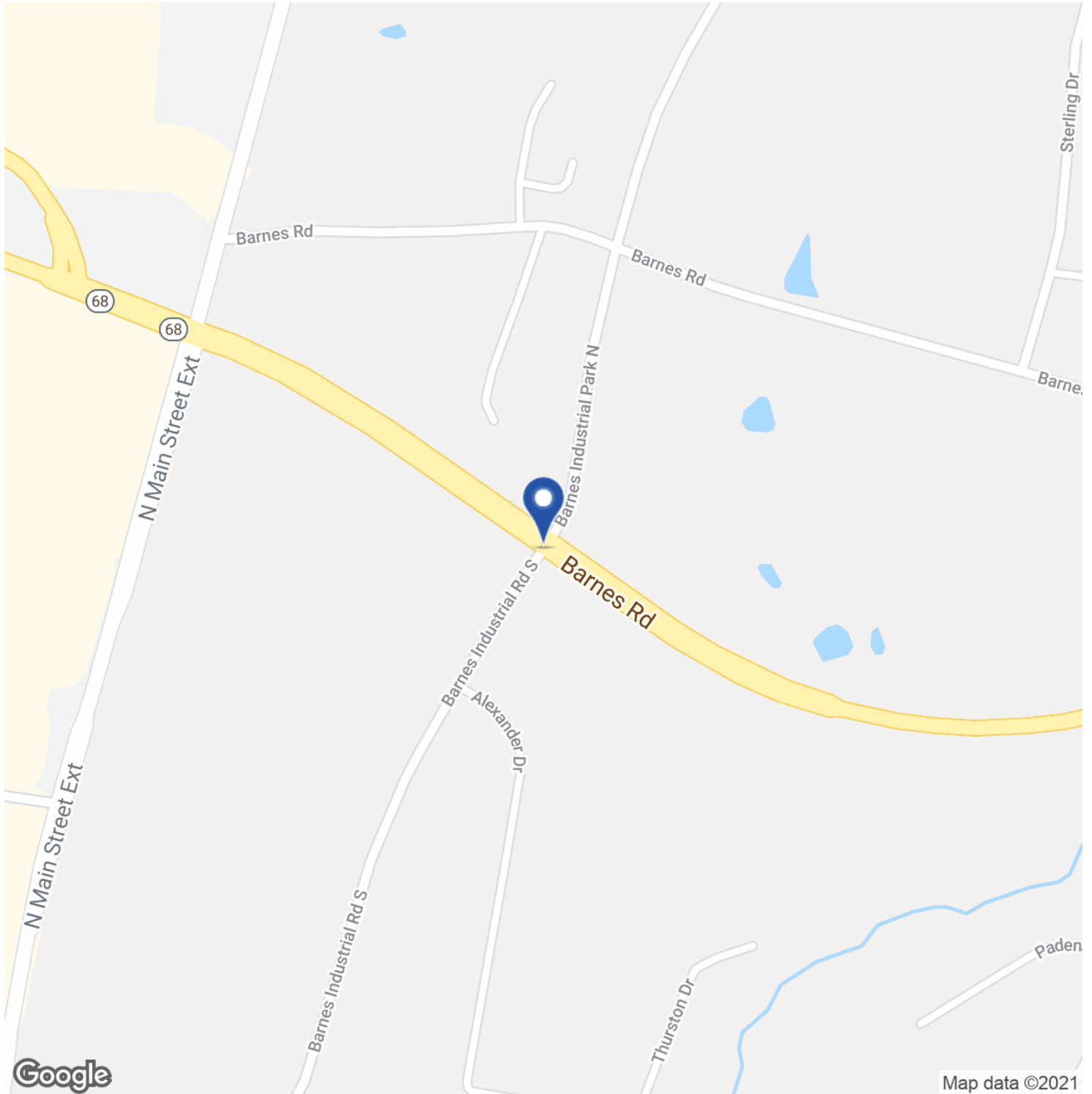
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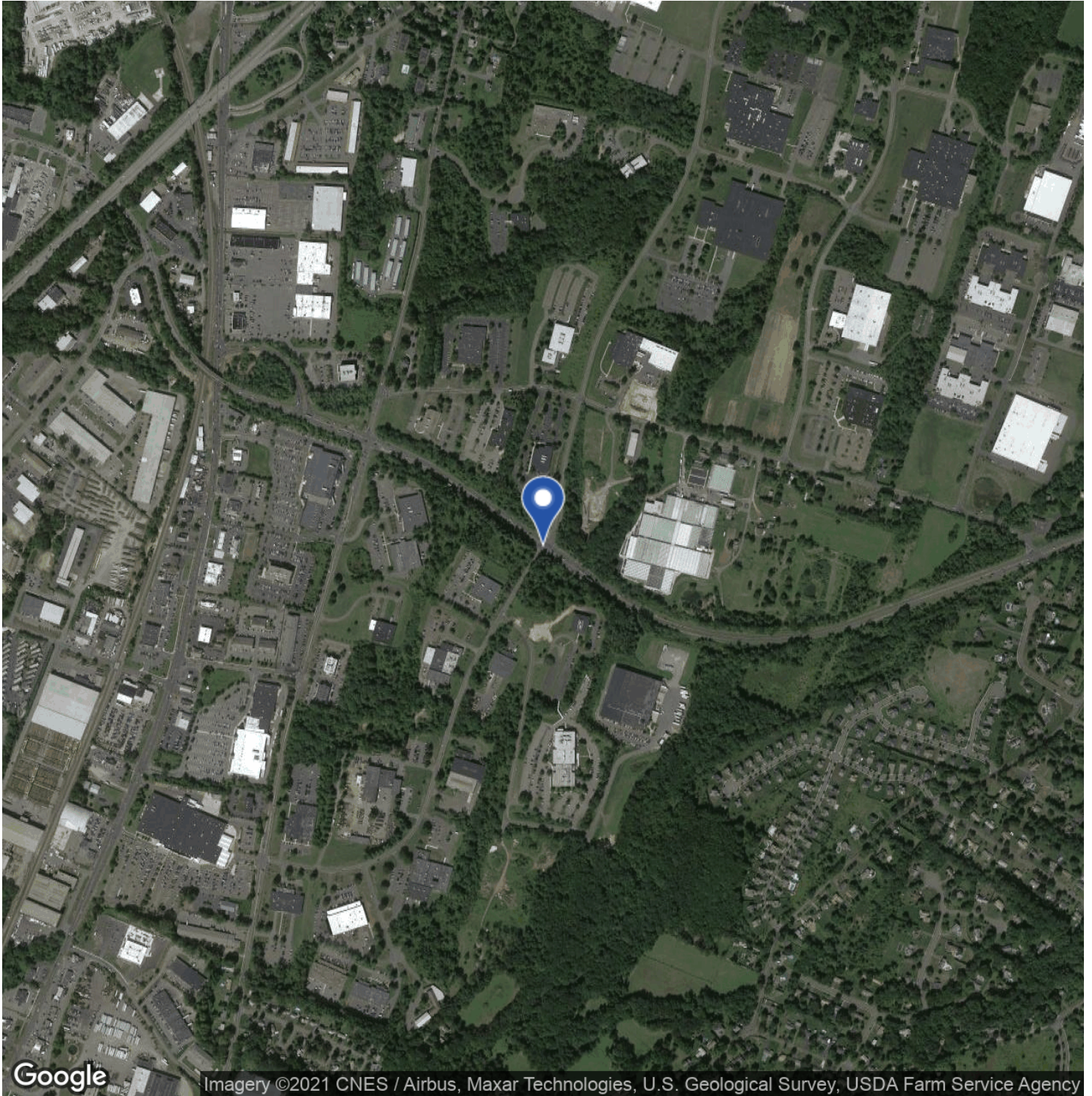
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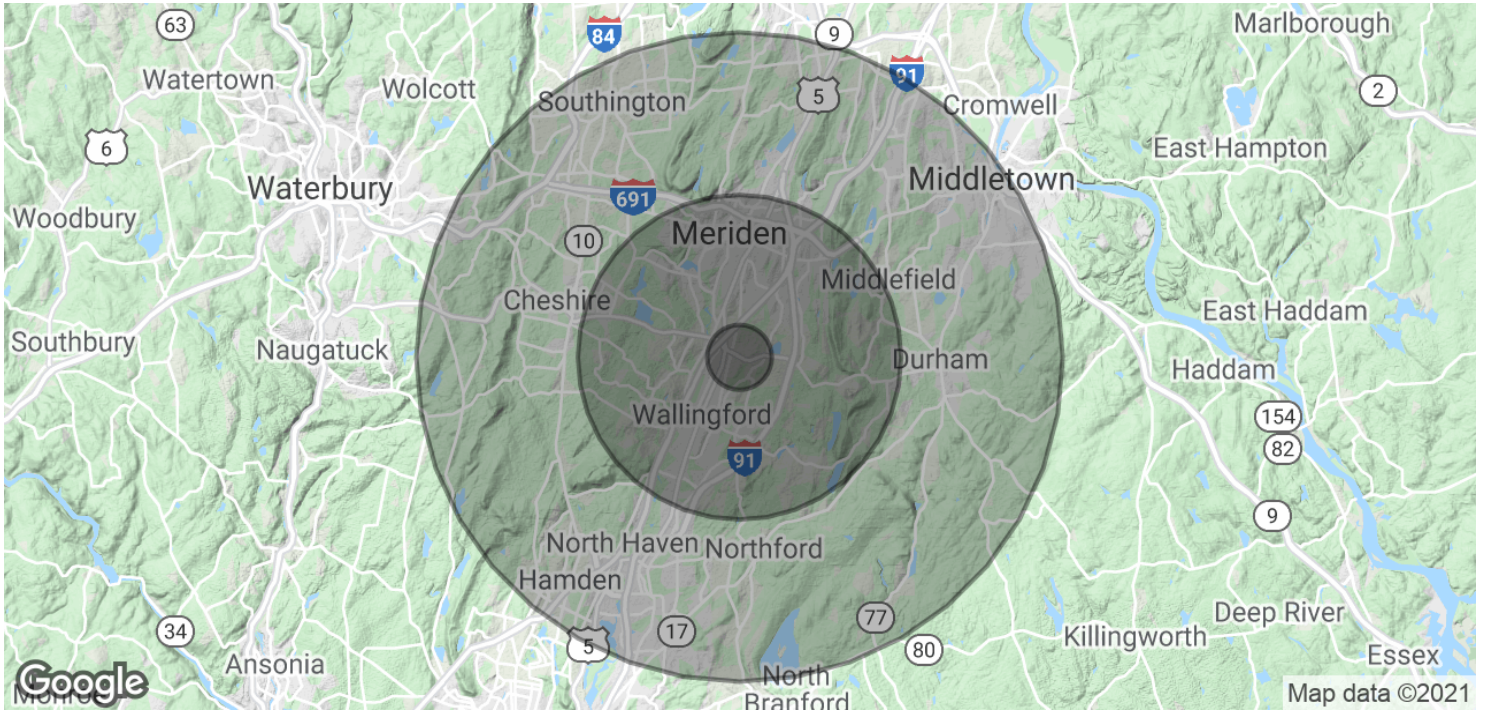
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,574	130,411	310,343
Average age	39.1	39.7	40.9
Average age (Male)	38.3	38.6	39.8
Average age (Female)	38.7	40.5	42.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	938	51,039	118,351
# of persons per HH	2.7	2.6	2.6
Average HH income	\$93,188	\$75,418	\$89,034
Average house value	\$262,852	\$261,071	\$309,311

* Demographic data derived from 2010 US Census

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