



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE OR LEASE

135 North Plains Industrial Road, Wallingford, CT 06492

21,177± SF INDUSTRIAL / FLEX BUILDING | 2,829± SF AVAILABLE FOR LEASE

SALE PRICE: \$2,200,000 | LEASE RATE: \$7.95/SF NNN

HIGHLIGHTS

- 21,177±SF Industrial / Flex Building
- 87% Occupied, 2,829± SF for Lease
- Set on 2.43± Acres
- 42 Parking Spaces: 5/1,000
- 400amp Electric Service
- Lowest Electric Rates in State – Wallingford Electric!
- Close to Route 15 and I-91

CONTACT

Sam Crampton

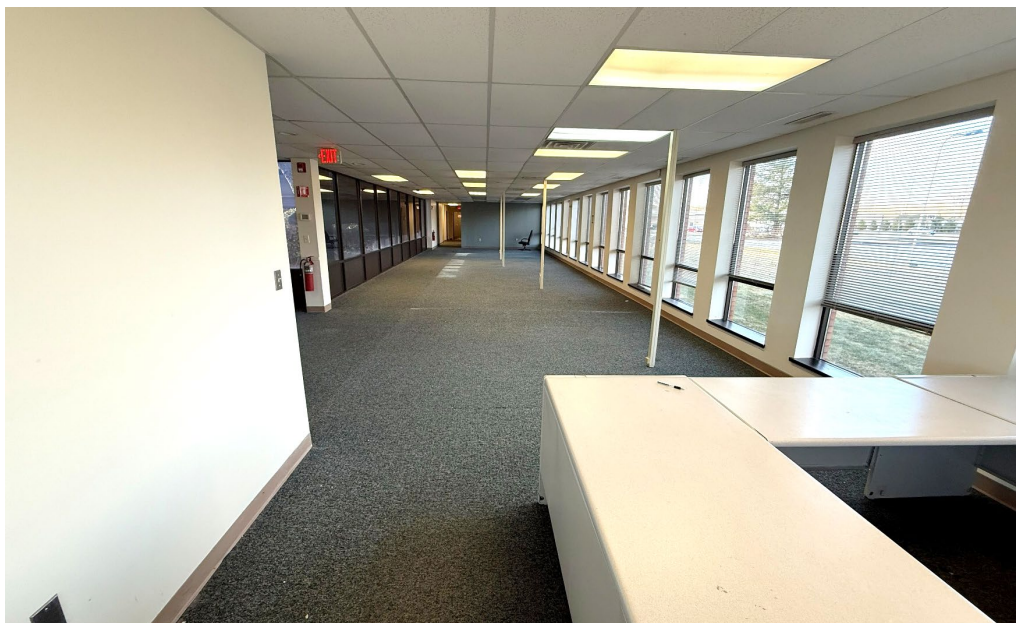
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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FOR SALE/LEASE

135 North Plains Industrial Rd, Wallingford

21,177± SF Industrial/Flex Building

BUILDING INFORMATION

GROSS BLDG AREA: 21,177± SF

AVAILABLE AREA: 2,829± SF

WILL SUBDIVIDE TO: 2,829± SF

OF FLOORS: 1

OVERHEAD DOORS: 3

CLEAR HEIGHT: 15 Feet

CONSTRUCTION: Masonry

ROOF TYPE: Tar & Gravel

YEAR BUILT: 1980

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air

ELECTRIC/POWER: 400amp

SITE INFORMATION

SITE AREA: 2.43± Acres

ZONING: I-40

PARKING: 42 Spaces in common

SIGNAGE: Pylon

HWY ACCESS: 4.5 Miles to I-91, 1.7 Miles to Route 15

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

FIBER: Fiber Available

TAXES

ASSESSMENT: \$950,100

MILL RATE: 24.12

TAXES: \$22,916.42 (thru Jan 2026)

EXPENSES

RE TAXES:	☒ Tenant ☐ Landlord
UTILITIES:	☒ Tenant ☐ Landlord
INSURANCE:	☒ Tenant ☐ Landlord
MAINTENANCE:	☒ Tenant ☐ Landlord
JANITORIAL:	☒ Tenant ☐ Landlord

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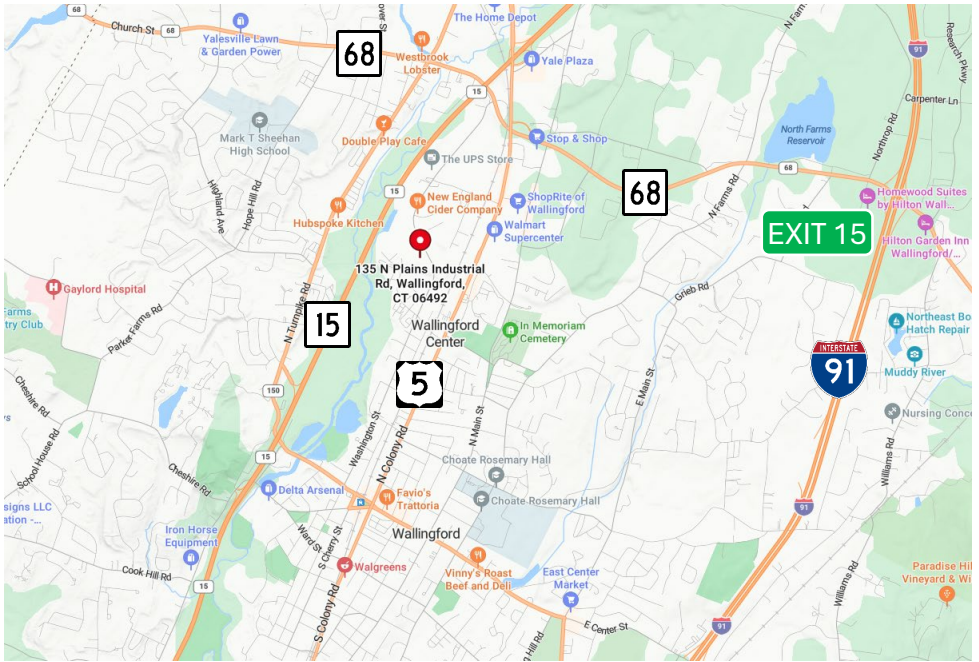
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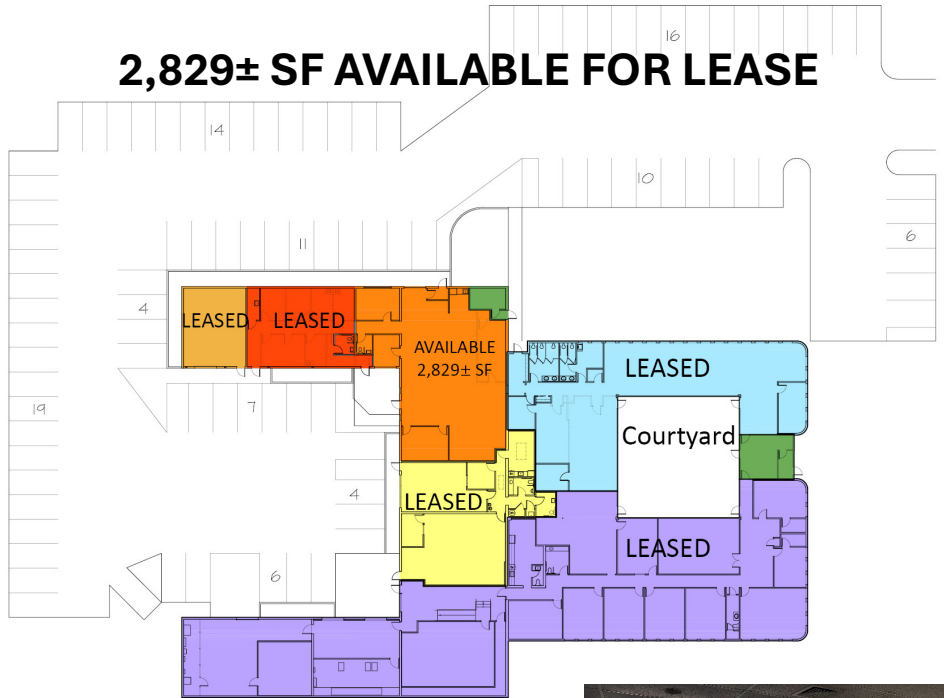
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