

**LEASE RATE  
\$5.25/SF NNN**

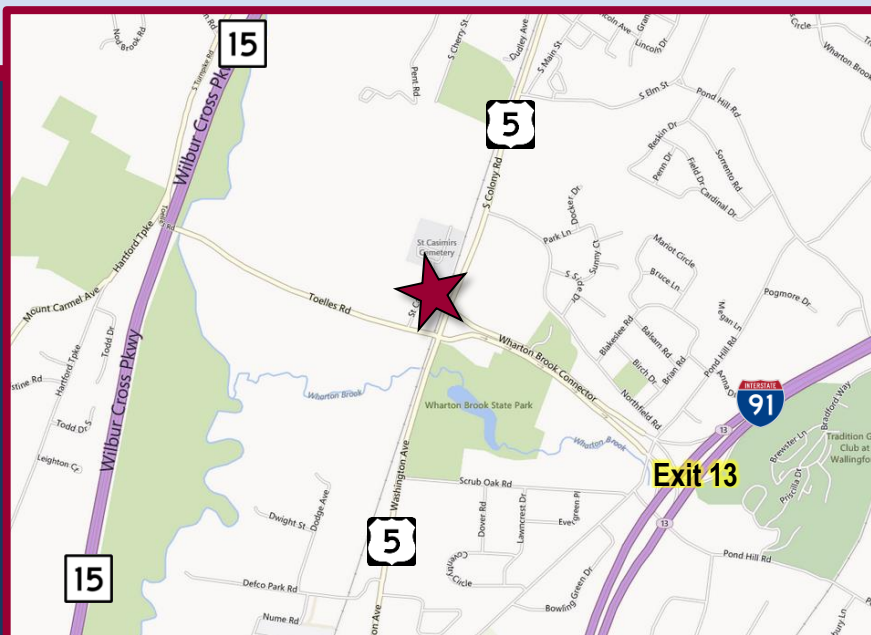
# INDUSTRIAL SPACE FOR LEASE

**2 UNITS AVAILABLE -5,000± SF / 8,750± SF**  
**2-4 Toelles Road Unit 5 & 14, Wallingford, CT 06492**



**O,R&L Commercial** is pleased to present 13,750± SF of Warehouse Distribution or Manufacturing space available for Lease in 2 units 5,000± and 8,750± SF (end unit) at 2-4 Toelles Road in Wallingford with **DIRECT ACCESS TO I-91 at Exit 13**. Each unit has 1 loading dock and the end unit also has 1 drive-in door, 20'-22' ceiling heights and a finished office area. This property offers 200 amp 208/120v electric service, gas heat, fluorescent lighting, great parking and visibility. Outside storage allowed. Rent is \$5.25/SF NNN and nets are estimated at \$1.25/SF for 2018. Call Frank Hird SIOR at (203) 643-1033 for more information.

**2-4 Toelles Road, Wallingford**



## FOR LEASE

5,000± SF  
8,750± SF

For more information contact:  
**Frank Hird, SIOR**  
(203) 643-1033  
[fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



2 Summit Place  
Branford, CT 06405  
Tel: (203) 488-1555  
Fax: (203) 315-4046

**O,R  
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COMMERCIAL**

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

[www.orlcommercial.com](http://www.orlcommercial.com)



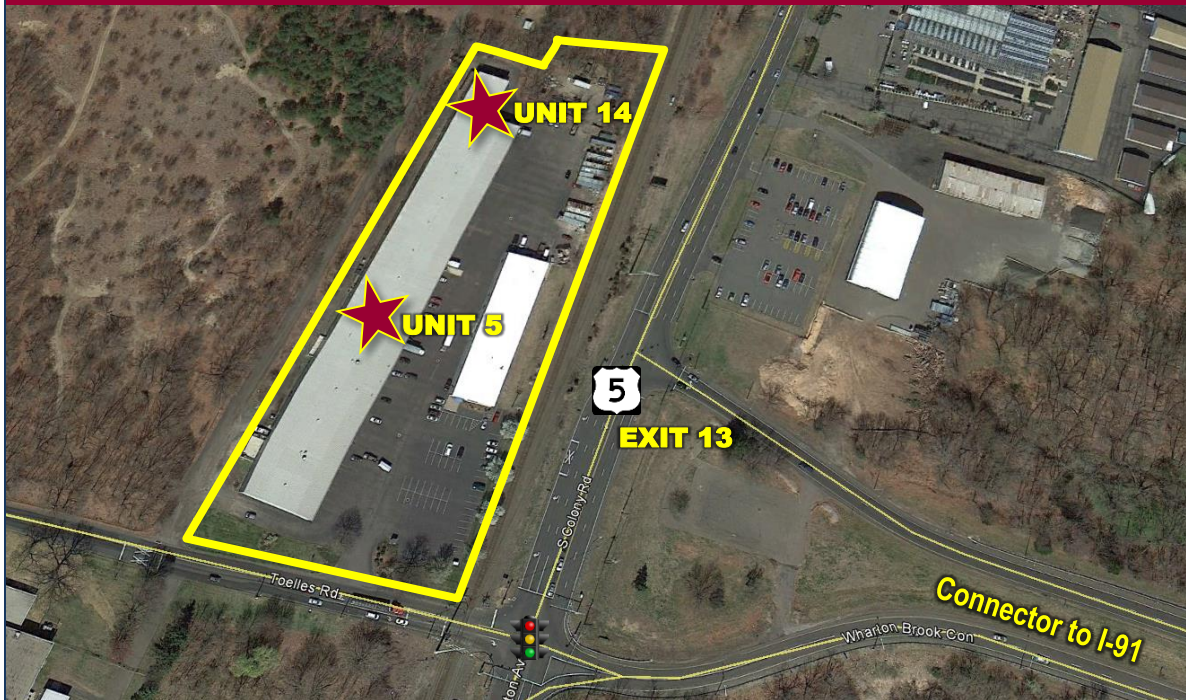
# 13,750± SF INDUSTRIAL SPACE FOR LEASE

2-4 Toelles Road, Wallingford, CT 06492

**LEASE RATE**  
**\$5.25/SF NNN**

## Property Highlights

- 13,750± SF Available
  - Unit 5 – 5,000± SF
  - Unit 14 – 8,750± SF
- 20' - 22' clear height
- 1 Loading dock each unit
- 1 Drive-in door – Unit 14
- Finished office area
- 200 amp 208/120v electric service
- Ample parking
- Outside storage allowed
- Direct access to I-91 Exit 13 (close to North Haven town line)
- Excellent visibility



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### BUILDING INFORMATION:

GROSS BLDG AREA: 75,000± SF  
AVAILABLE SF: 13,750± SF  
MAX CONTIGUOUS SF: 8,750± SF (Unit 14)  
MINIMUM SF: 5,000± SF (Unit 5)  
NUMBER OF FLOORS: 1  
CLEAR HEIGHT: 20'-22'  
COLUMN SPACING: 50'  
DOCKS/DRIVE-INS: 2 Docks / 1 Drive-in  
CONSTRUCTION: Steel  
YEAR BUILT: 1995

### SITE:

SITE AREA: 7± acres  
ZONING: IL40  
PARKING: Ample parking  
SIGNAGE: On building  
VISIBILITY: Excellent from Exit 13  
FRONTAGE: 500' on Rt. 5  
HWY ACCESS: I-91 Exit 13

### UTILITIES:

SEWER: Septic  
WATER: Public Connected  
GAS: Public Connected

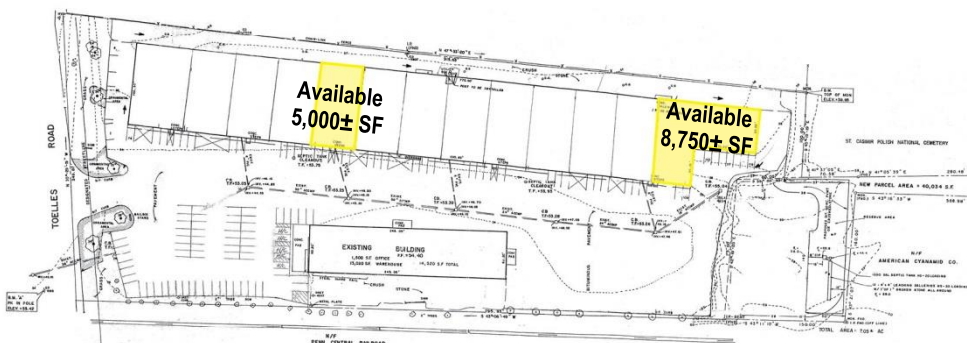
### MECHANICAL EQUIPMENT:

AIR CONDITIONING: Office only  
TYPE OF HEAT: Electric, Gas  
SPRINKLERED: Wet  
ELECTRIC SERVICE: 200 amps, 208/120 volts  
LIGHTING: Fluorescent

### EXPENSES:

RE TAXES: (x) Tenant ( ) Landlord  
UTILITIES: (x) Tenant ( ) Landlord  
INSURANCE: (x) Tenant ( ) Landlord  
MAINTENANCE: (x) Tenant ( ) Landlord  
JANITORIAL: (x) Tenant ( ) Landlord  
NNN EXPENSES: \$1.25/SF

**COMMENTS:** Great Warehouse Distribution or Manufacturing space available, 2 units, outside storage allowed.  
**DIRECTIONS:** I-91 Exit 13 directly off ramp. Close to North Haven town line. Excellent visibility.



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