



Warehouse/Flex/Office

101 North Plains Industrial Road
Wallingford, Connecticut

Available: 12,000± SF

- Harvest Park Campus
- Drive-in doors or loading docks
- Abundant power
- 12,000 SF partially sprinklered
- Net charges are estimated to be \$2.30 psf

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile	3,976	\$74,079	43.5
3 miles	46,542	\$89,291	42.6
5 miles	113,408	\$87,592	41.6



PROTO GROUP

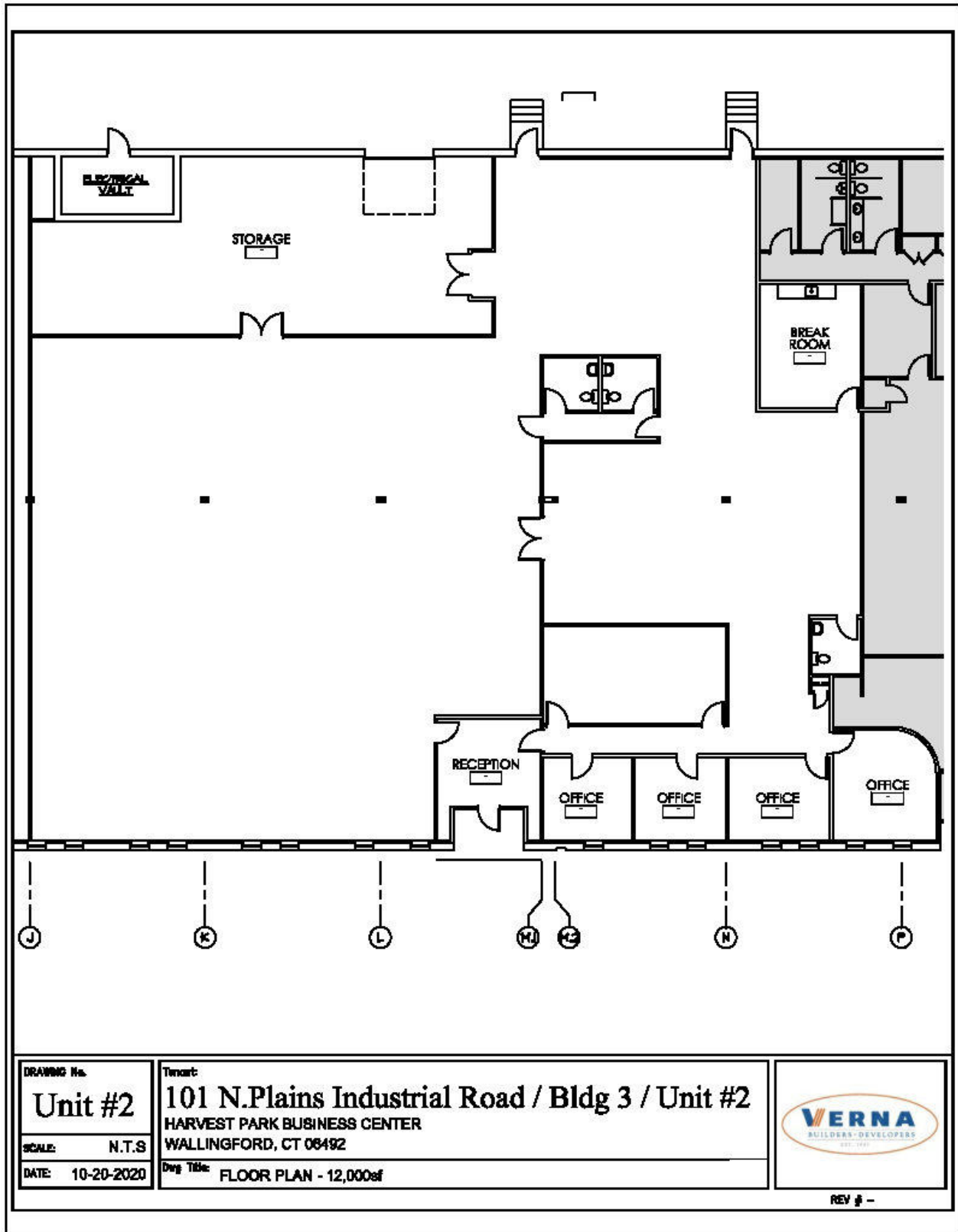
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North Haven, CT 06473
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7.2.2021

The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.

Building 3 - Unit 2 - 12,000 SF



DRAWING No.
Unit #2
SCALE: N.T.S
DATE: 10-20-2020

Tenant:
101 N.Plains Industrial Road / Bldg 3 / Unit #2
HARVEST PARK BUSINESS CENTER
WALLINGFORD, CT 06492
Dwg Title: FLOOR PLAN - 12,000sf



REV # -

101 North Plains Industrial Road, Unit# Building 2, Wallingford, CT

List Price: **\$6.75**

06492

Status: **Active**

County: **New Haven**

MLS#: **170350918**

Commercial For Lease

Sub Property Type(s): **Industrial, Other**

Lease Price Desc.: **Per SqFt/Per Year**
 Last Update: **10/28/2020** Orig. List Price: **\$6.75**
 Days On Market: **247**



Walkscore is: - - 34

Car-Dependent - A few amenities within walking distance.

Description of the Property Containing the Space For Lease

Location:	Suburban	Fronts On:	Municipal Street
Acres:		Elevation Certificate:	
Zoning:	I40	Conforming Use:	
Year Built:	1980	Number of Tenants:	

Description of the Space For Lease

Present Use:	vacant	Potential Use:	medical, office, warehouse, flex
Stories:	1	Overhead Doors:	Loading Docks:
Ceiling Height:		ADA Compliant:	

Features

Lot Description:		Flooring:	
Construction:	Concrete, Masonry		
Foundation:			
Roof:	Flat		
Handicap Features:	Handicap Parking		
Commercial Features:			
Exterior Feat:			
Avail. Documents:	Brochure, Demographic Data		

Utility Information

Available Utilities:	Electric, Gas	Electrical Amperage:		Electrical Phases:		# of Electrical Services:	
Heat Type:	Hot Air, Fueled By: Natural Gas						
Cooling:	Central Air						
Water & Sewer Service:	Public Water Connected, Sewage System: Public Sewer Connected						

Parking Information

Covered Spaces:		Uncovered Spaces:	86	Total Spaces:	86
Parking Spaces Per 1000 Sq. Ft.		Parking Description:	Parking Lot		

Square Foot Information

Total Square Feet:	215,000	Square Foot Source:	Public Records	Space is Subdividable:	Yes
Industrial Square Feet:		Office Square Feet:		Residential Square Feet:	
Retail Square Feet:		Warehouse Square Feet:		Additional Space Available:	

Lease Information

Monthly Lease Amount:		Buildout Allowance Available:	
Landlord Options:			
Landlord Requirements:	Lease Required		
Lease Duration:	Flexible Lease Terms	Security Deposit:	
Tenant Responsibility:	Common Area Maintenance, Electricity, Heat, Mechanicals, Real Estate Taxes, Trash Service		
Landlord Responsibility:			

Public Remarks

Harvest Park Campus consisting of 215,000 SF of commercial space. Available unit in Building 3 is 12,000+/- SF. All spaces have a minimum of 200 amp 3 phase power. The estimated net charges for 2020 are \$2.30 PSF.

Marketing History

Current List Price:	\$6.75	Last Updated:	10/28/20	DOM:	247
Previous List Price:	\$6.75	Entered in MLS:	10/28/20	CDOM:	247
Original List Price:	\$6.75	Listing Date:	10/28/20	Expiration Date:	

Showing & Contact Information

Showing Inst:	Call listing broker	Date Available:	ASAP	Bank Owned:	
Lockbox:	None/	Owners Phone:		Occupied By:	
Owner:	Withheld				
Directions:	Route 5. Turn onto North Plains Highway (across from Rite Aid). Turn right at stop sign onto North Plains Industrial Road 1/2 mile. Harvest Park is on the left.				

Listing & Compensation Information

Listing Contract Type:	Exclusive Right to Sell/Lease	Service Type:	Full Service	Sign:	Yes
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Buyer's Agent Comp.: **\$1**
Compensation Notes: **Call broker for brokerage fees**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**
The List Agent has **not authorized listing distribution to any SmartMLS authorized location.**

*** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ***

Listing Agent/Broker Information

List Agent: **[Louis Proto \(protolo\)](#)** Lic.#: **REB.0754233**
Website:

Phone: **(203) 234-6371**
Email: **proto@theprotogroup.com**

List Office: **[Proto Group LLC The \(PROT30\)](#)**
Website:

Phone: **(203) 234-6371**

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