



Connecting buyers with buildings

Commercial Acquisition Services, LLC

**Northrop Industrial Park
Wallingford, CT**



**4 Northrop Industrial
Park Road West
Wallingford, CT**

Spaces for Lease

Office

Distribution

Flex

Light Industrial

**Location!
Location!
Location!**

**Brand new park
under construction.
Just off I-91, exit 15
on the Wallingford/
Meriden line.**

Country setting.

**Excellent
highway access.
Extremely favorable
operating costs.**

**Buildings are
upscale office/flex/
light industrial
combination spaces.**



For Lease Only

**45,000 Square Feet
Available**

**New Construction
AVAILABLE FALL
2009**

Multi-building park

High bay distribution

Built to Suit

**Alan Bolduc, CCIM, SIOR
203.641.1347
ab@casllc.us**



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Northrop Industrial Park Wallingford, CT

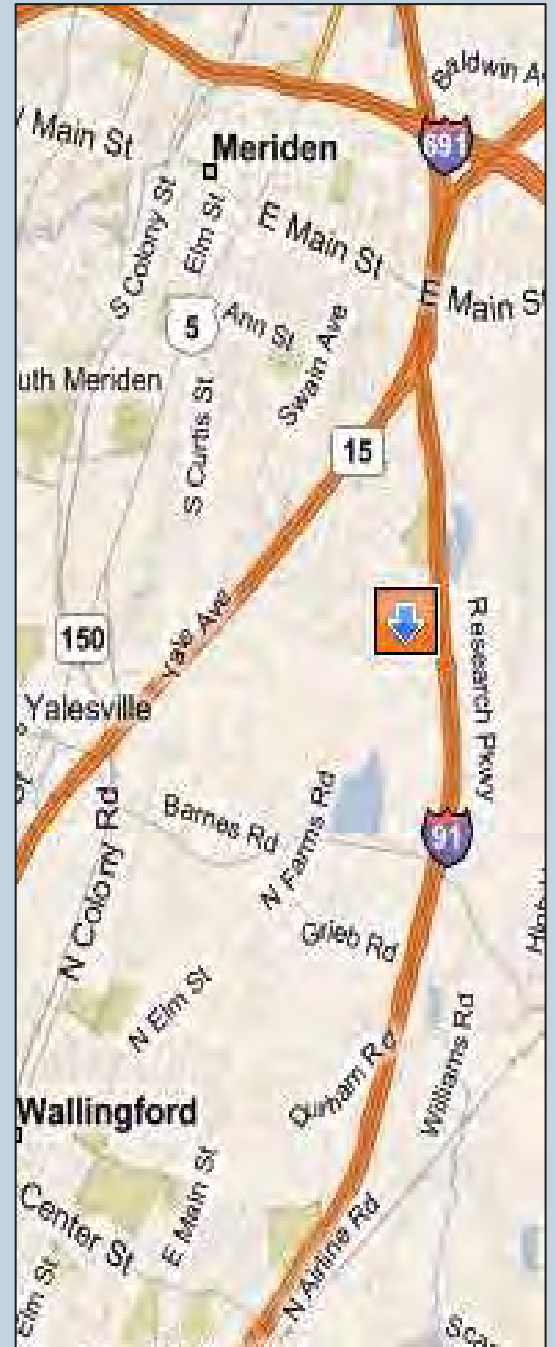
4 Northrop Industrial Park Road West
Wallingford, CT

Building Specifications:

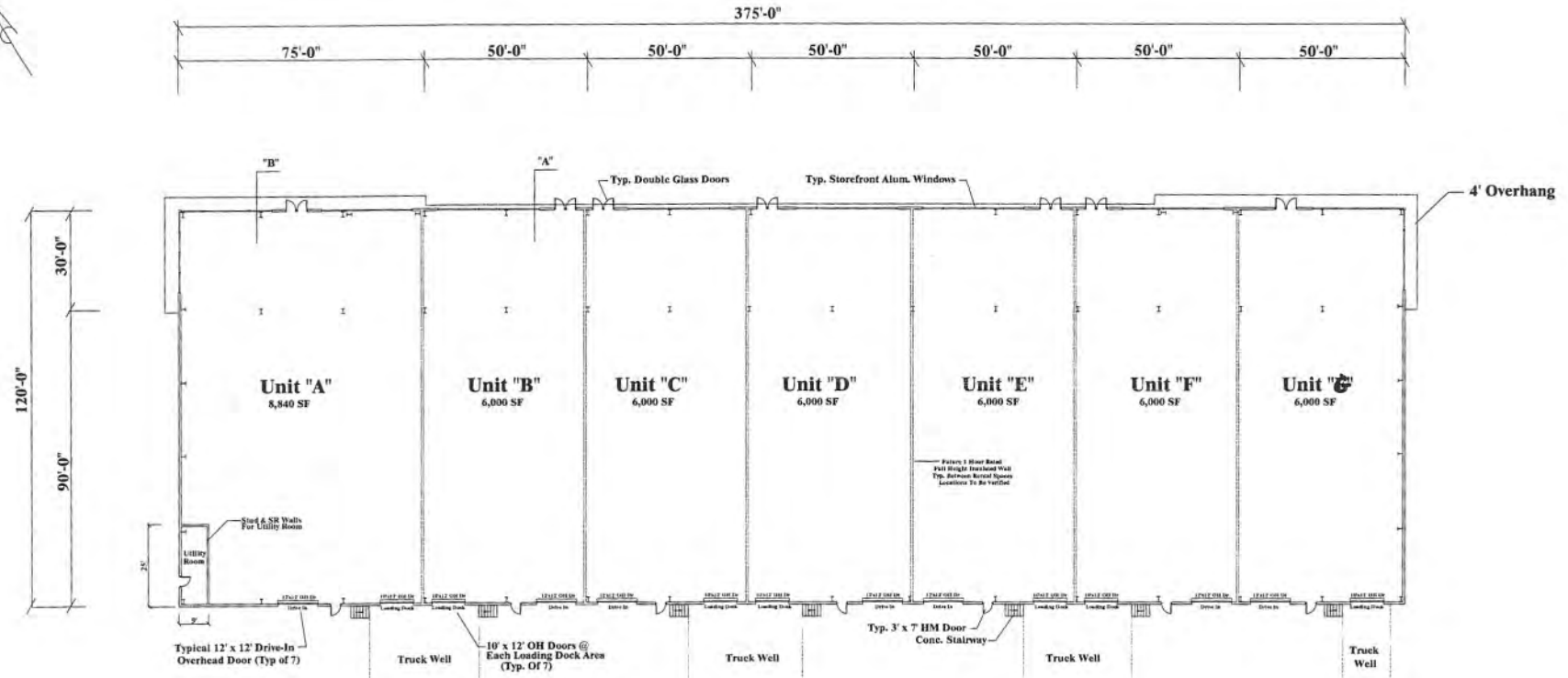
Building Sizes:	45,000 Square Feet
Minimum Subdivide:	6,000 Square Feet
Docks:	Multiple
Drives:	Multiple
Office Space:	Built to suit
Clear Height:	26'+
Column Spacing:	Clear span
Sprinklered:	100%
Heat:	Radiant Heat
Sanitary Sewer:	Septic
Municipal Water:	City
Natural Gas:	Yes
Terms:	\$6.95 nnn
Total Acres:	80
Zoning:	IX

Directions:

From Hartford: Exit 15 off I-91. West on Route 68 to first light, Northrop Road. Turn right onto Northrop Road, follow one mile to the end. Property is on the corner of Northrop Road and Northrop Industrial Park Road West.



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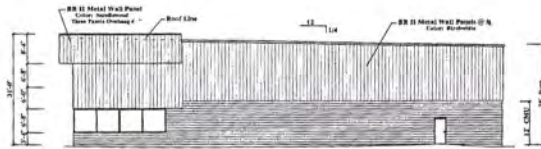
GENERAL NOTES

- Building Area: Main Floor: 45,000 SF
- Building Use: Mixed Use
 B Business
 S-1 Warehouse (Mod. Haz. Storage)
 Square Footage Of Each Use To Be Determined As The Tenants Lease The Spaces.
- Fire Rating: Entire Building To Have Automatic Wet Sprinkler System
- Miscellaneous Note: Once Tenant Or Tenants Are Determined, Additional Plans Will Be Prepared And Submitted For Tenant Flout.

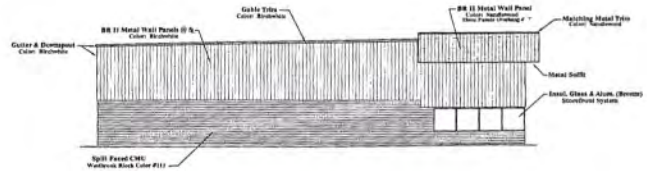
			Floor Plan	Pacesetter Construction Corp.	
			Northrup Industrial Park	Drawn By: GG	Date: 2-17-09
			Unit 1C	Scale: 1/16"=1'-0"	Sheet: A2 of
			Wallingford, Ct.		
	REVISION	DATE			



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

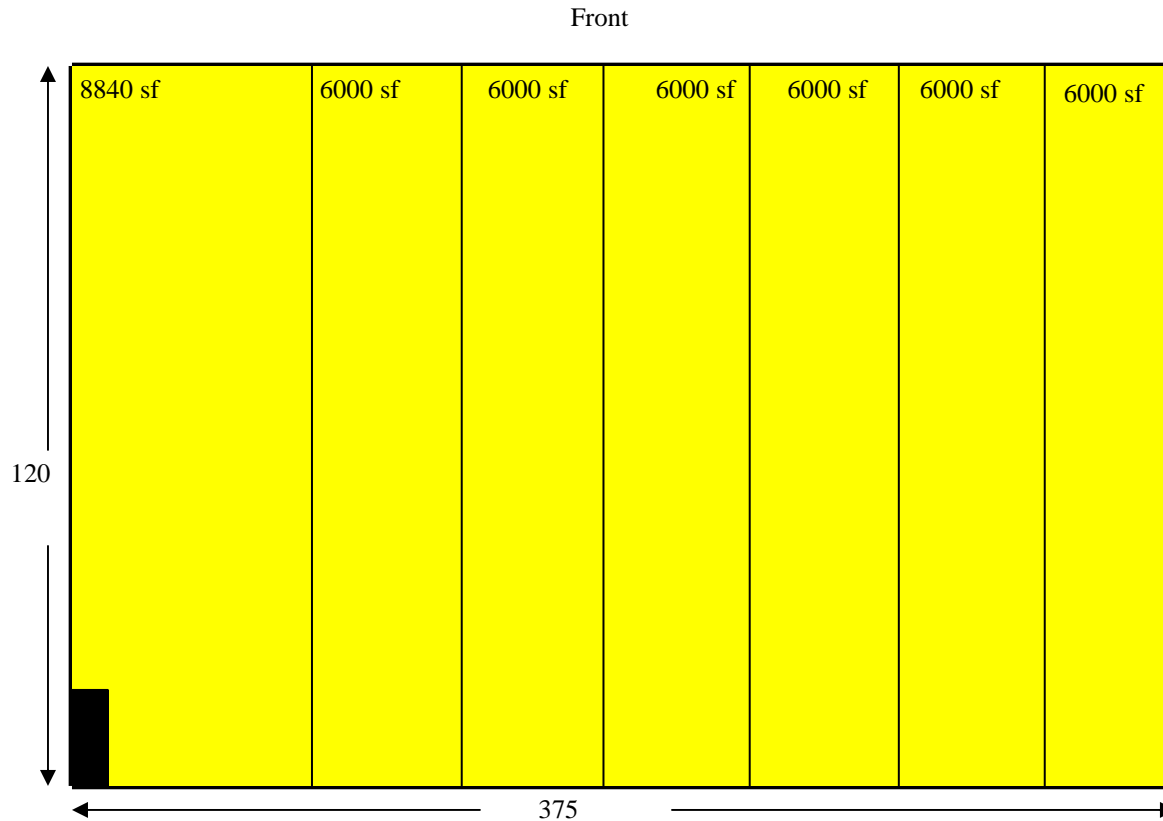


SOUTH ELEVATION

		Elevations		Pacesetter Construction Corp.	
		Northrup Industrial Park Unit 1C Wallingford, Ct.		Drawn By: GG	Date: 2-17-09
		Revisions	Date	Scale: 1/16" = 1'-0"	Sheet: A1

4 Northrop Ind Pk West, Wallingford

- Available Space
- Leased Space



7 docks and 7 drive ins alternating across back side

Building 3: 45,000 Square Feet