

Commercial Land Opportunity

1 Miles Drive
Wallingford, Connecticut



Available: 2± acres

- Signalized intersection at the corner of Route 68
- I-5 Zone
- Owner will build to suit or ground lease
- Traffic count on Route 68 – 22,000 CPD and I91/Exit 15 – 74,000 CPD
- Join Kindercare, Fairfield Inn, Marriott, Homewood Suites and the brand new Hilton at this busy intersection

DEMOGRAPHICS

Radius	Population	Avg. Household Income	Median Age
1 mile	1,757	\$145,077	44.4
3 miles	27,125	\$99,892	43.8
5 miles	105,591	\$85,645	41.3

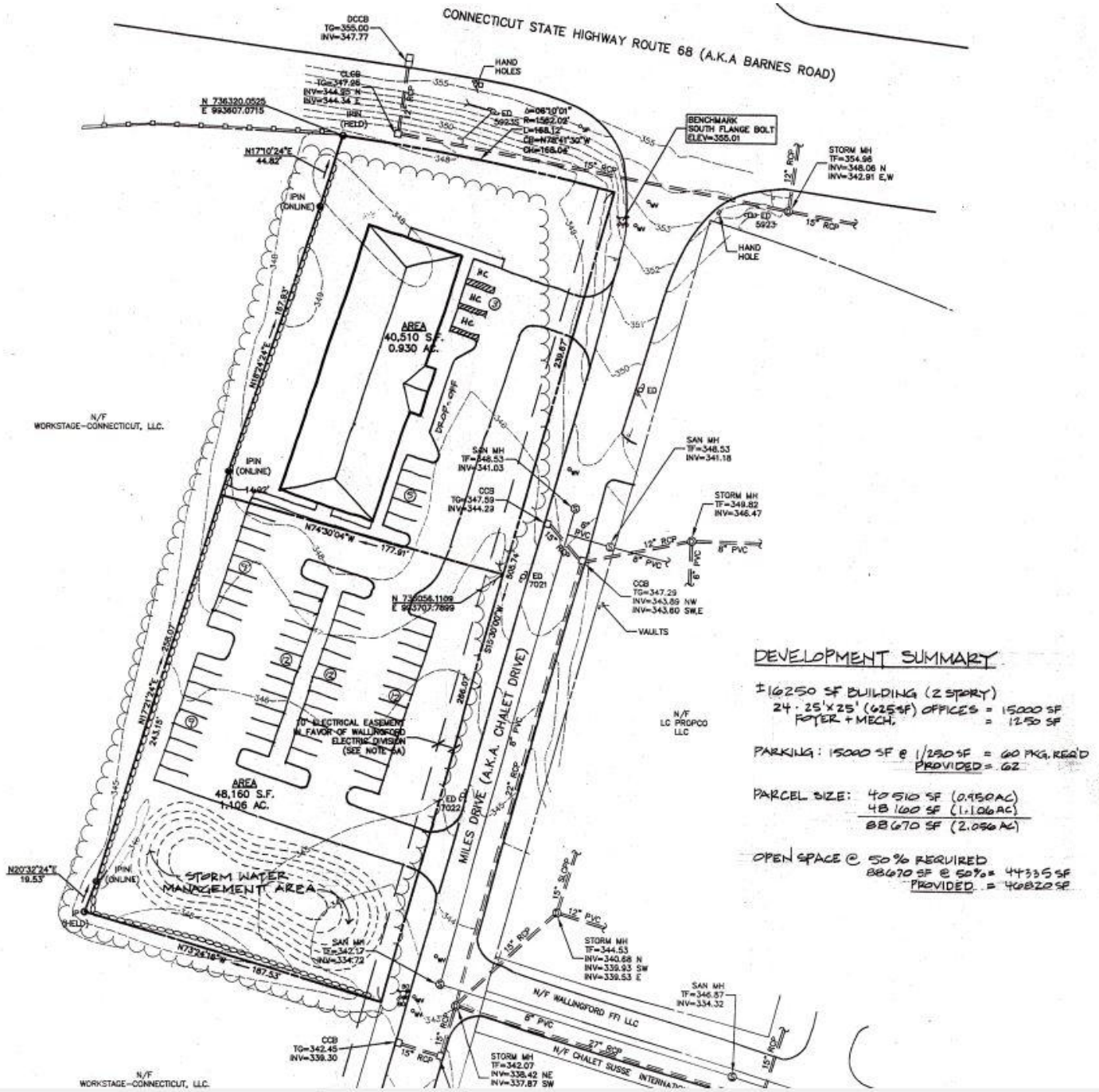


PROTO  GROUP

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10.11.2017



DEVELOPMENT SUMMARY

± 16250 SF BUILDING (2 STORY)
 24 - 25' x 25' (625 SF) OFFICES = 15000 SF
 ROYER + MECH. = 1250 SF

PARKING: 15000 SF @ 1/250 SF = 60 PKG. REQ'D
 PROVIDED = 62

PARCEL SIZE: 40 510 SF (0.930 AC)
 48 160 SF (1.106 AC)
 88 670 SF (2.036 AC)

OPEN SPACE @ 50% REQUIRED
 88670 SF @ 50% = 44335 SF
 PROVIDED = 46820 SF

[1 Miles Drive, Wallingford, CT 06492](#)

County: New Haven
 MLS#: 170023264
 Commercial For Lease

Sub Property Type(s): Land For Lease

Status: Active List Price: \$1.00
 Lease Price Desc.: Other
 Last Update: 10/11/2017 Orig. List Price: \$1.00
 Days On Market: 0



Recent: 10/11/2017 : NEW

[Walkscore: Get More Info](#)

Description of the Property Containing the Space For Lease

Location:	Suburban, Industrial Park, Office Park	Fronts On:	State Road, Municipal Street
In Flood Zone:	No	Elevation Certificate:	
Zoning:		Conforming Use:	
Year Built:	2017	Number of Units:	
Property Tax:	TBD	Mil Rate:	
		Number of Tenants:	
		Assessed Value:	Tax Year:

Description of the Space For Lease

Present Use:	vacant land	Potential Use:	
Stories:	Ceiling Height:	Overhead Doors:	Loading Docks:
Business Included:	Restrooms:	ADA Compliant:	

Features

Lot Description:	Corner Lot	Flooring:	
Construction:	Other		
Foundation:			
Roof:	Other		
Handicap Features:			
Comm. Features:			
Exterior Feat:			
Avail. Documents:	None		

Utility Information

Available Utilities:	Electric Available, Gas Available	Electrical Phases:	# of Electrical Services:
Electrical Voltage:	Electrical Amperage:	Fuel Tank Location:	
Heat Type:	None		
Cooling:	None		
Water & Sewer Service:	Public Water In Street, Sewage System: Public Sewer In Street		

Parking Information

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

Square Foot Information

Total Square Feet:	0	Square Foot Source:	Approximate	Space is Subdividable
Industrial Square Feet:		Office Square Feet:		Residential Square Feet:
Retail Square Feet:		Warehouse Square Feet:		Additional Space Available:

Lease Information

Landlord Options:	Monthly Lease Amount:	Build Out Allowance:
Landlord Requirements:	References Required, Security Deposit, Lease Required, Net-Net-Net Lease	
Lease Duration:	Ten Years	Security Deposit:
Tenant Responsibility:	All Utilities, Common Area Maintenance, Insurance, Janitorial Service, Liability Insurance, Real Estate Taxes, Trash Service	
Landlord Responsibility:	Capital Improvements, Exterior Maintenance, Grounds Maintenance, Maintenance/Repairs, Mechanicals, Parking, Property Management, Snow Removal, Structural Maintenance	

Public Remarks

Prime commercial/industrial land at the intersection of Route 68 and Miles Drive. Excellent for office/industrial/service space. Owner will build to suit or ground lease. Listing price TBD. Join Kindercare, Fairfield Inn, Homewood Suites, Marriott and the brand new Hilton Hotel at the busy 4-way interchange of I-91 exit 15.

Marketing History

Current List Price:	\$1.00	Last Updated:	10/11/17	Off Market Date:		DOM:	0
Previous List Price:	\$1.00	Entered in MLS:	10/11/17	Expiration Date:	04/30/18	CDOM:	0

Original List Price: \$1.00 Listing Date: 10/11/17

Showing & Contact Information

Showing Inst: Call listing broker
Lockbox: None/N/A Date Available: ASAP
Owner: Call broker Owners Phone: Bank Owned:
Directions: I-91 exit 15 at the intersection of Miles Drive Occupied By:

Listing & Compensation Information

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

Internet Listing Distribution Authorizations

The List Office has authorized display on: [Homes.com](#), [IDX Sites](#), [Realtor.com](#), [Homesnap](#), [Zillow Group](#)

The List Agent has not authorized listing distribution to any SmartMLS authorized website.

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

Listing Agent/Broker Information

List Agent: [Louis Proto](#) (PROTOLO) Phone: (203) 234-6371
Website: Email: proto@theprotogroup.com
List Office: [Proto Group LLC The](#) (PROT30) Phone: (203) 234-6371
Website:

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