

FOR LEASE

200 Church St, Wallingford, CT

MATTHEWS COMMERCIAL PROPERTIES



±1,408 SF & ±1,600 SF Retail Spaces

- Unit 2 (±1,408 SF): \$17.00 PSF + \$4.95 PSF (CAM & Taxes) + Utilities (\$2,575/month + utilities)
- Unit 4 (±1,600 SF): \$16.00 PSF + \$4.95 PSF (CAM & Taxes) + Utilities (\$2,793/month + utilities)
- Retail spaces suitable for service or office use
- High-visibility location on Route 68 (Church Street) near Route 5 with convenient access to I-91 and I-691
- Gas heat
- Traffic Count (ADT): Approximately 20,000 vehicles per day
- Well-maintained property
- Monument and building signage available
- Abundant natural light

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BUILDING

- Total Building Area: ±17,632 SF
- Available Space: ±1,408 SF & ±1,600 SF
- Construction: Concrete block with stucco finish
- Floor: VCT (vinyl composition tile)
- Interior Finish: Retail build-out with open floor area, private office, and drop ceiling
- Clear Height: 10'
- Roof: Flat, built-up (tar & gravel)
- Year Built: 1989
- Natural Light: Abundant natural light

PROPERTY

- Lot Size: 3.49 acres
- Proximity to Major Highways: Approximately 2.5 miles to I-91, and 5 miles to I-691
- Parking: On-site common parking available
- Zone: I40

MECHANICALS & UTILITIES

- Heating: Central gas-fired hot water
- Air Conditioning: Central air conditioning
- Electric Provider: Wallingford Electric Division (municipal)
- Sewer & Water: Municipal

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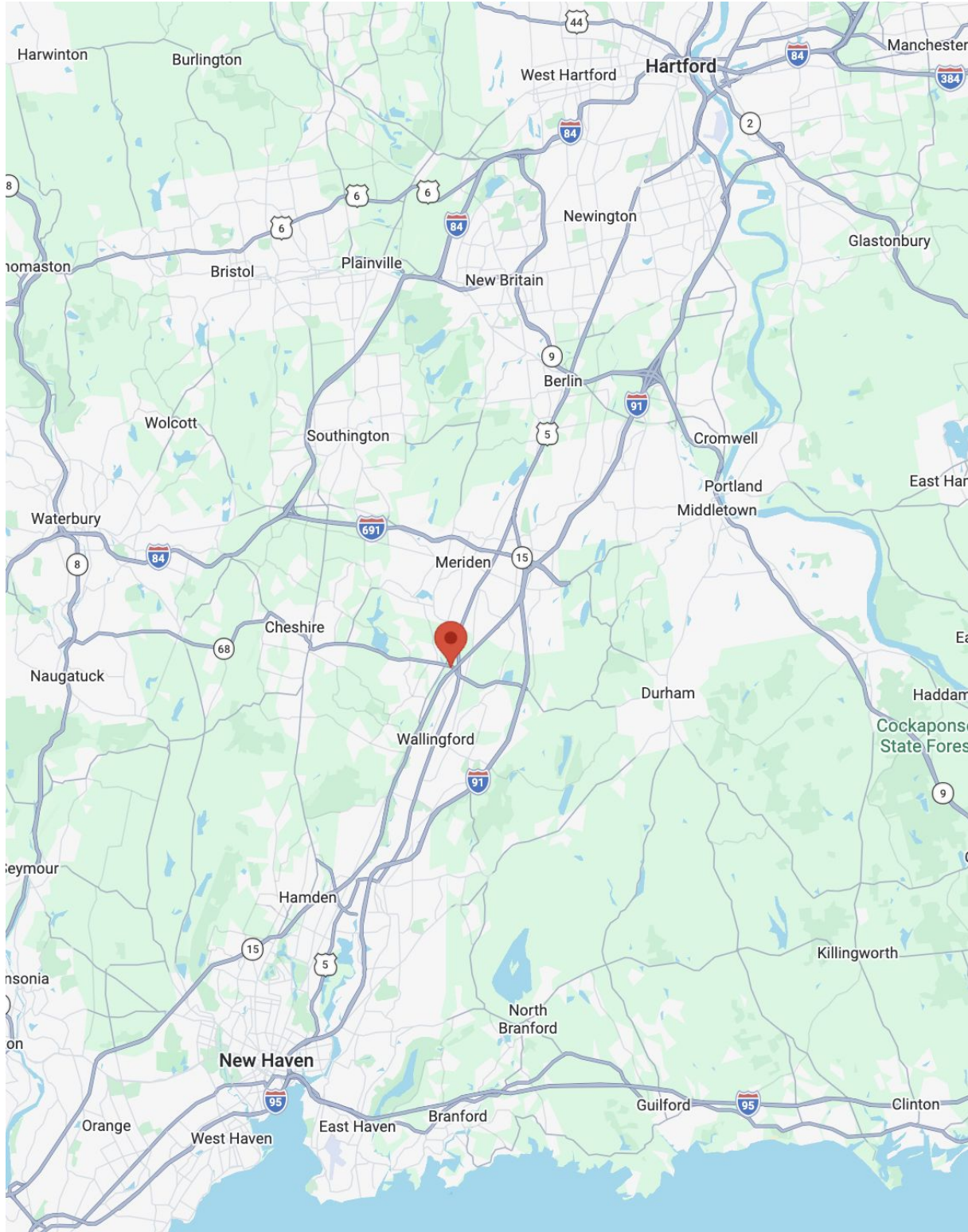
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