

SPACE AVAILABLE



Office Space for Lease - 4,350 SF | 94 - 96 South Turnpike Road, Wallingford, CT

Located in the heart of Wallingford's professional corridor, 94 – 96 South Turnpike Road offers **4,350 square feet of available office space** within a single-story, freestanding commercial building. The site is ideal for medical, wellness, or general office use, with flexible floor plan options and private on-site parking.

Location Benefits:

- Prime visibility off Route 15 (Exit 64)
- Just minutes from downtown Wallingford
- Across from Oakdale Theatre



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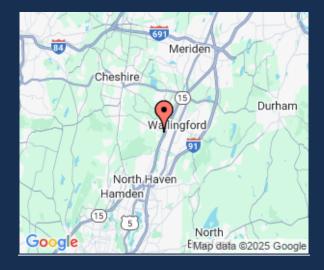
- Easy access to I-91 and the Merritt Parkway
- Surrounded by other professional and medical office users



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Lot Size :	1.56 Acre(s)
Net SF:	13,264
Zoning:	Commercial
Number of Stories :	1
Ceiling Height:	8'
Building Frame:	Wood
Exterior Walls :	Brick
Roof Structure :	Gable
Roof Cover:	Asphalt Shingle
Year Built :	1978
Parking:	Private Lot
Property Taxes :	\$15,982

Sprinklers:	No
Heat :	Forced Air
Fuel :	Gas
A/C :	Yes
Water :	Municipal
Sewer :	Municipal





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