

94-96 South Turnpike Road, Wallingford, CT

Office

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

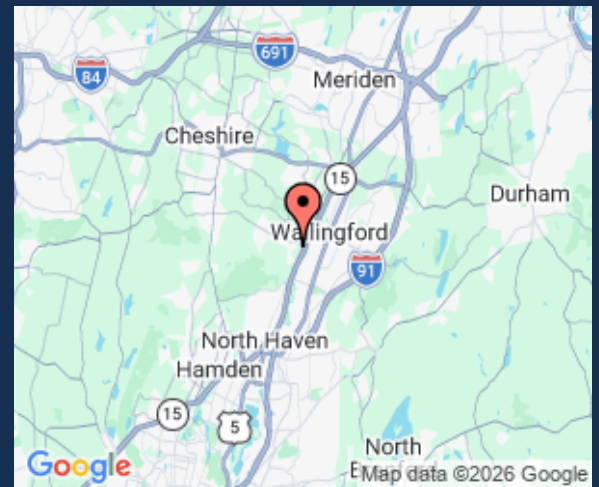
Heat : Forced Air

Fuel : Gas

A/C : Yes

Water : Municipal

Sewer : Municipal



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