

102-104 South Turnpike Road, Wallingford, CT

Office

AVAILABLE



### **28,000 SF of Office space with Ample Parking**

Formerly occupied by Masonicare. Space is set up with perimeter offices, bullpen areas, kitchenettes, bathrooms, conference rooms and a center courtyard. Perfect for an operation that needs the space with plenty of room for social distancing.

This building is in the Oakdale Business Park and is one of four properties on the campus. Quiet area with nice landscaping and ample parking on-site. Located directly off CT Route 15 (Wilbur Cross Parkway) Exit 64, across from the Oakdale Theatre and less than 20 minutes from New Haven and 30 minutes to Hartford.

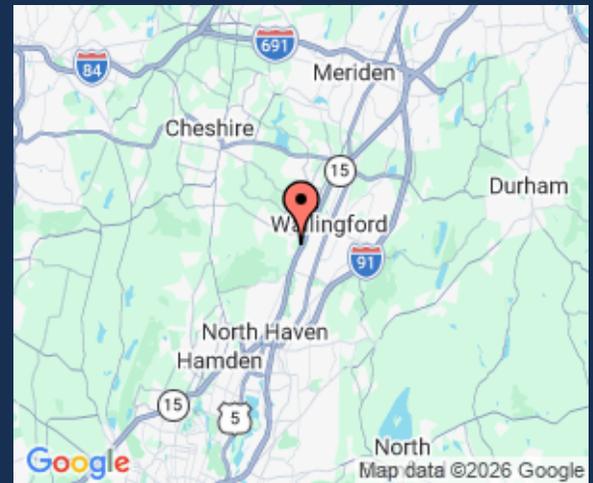
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Lot Size :	3.615 Acre(s)
Net SF :	32,226
Zoning :	Commercial
Number of Stories :	1
Ceiling Height :	9'
Building Frame :	Wood
Exterior Walls :	Brick
Roof Structure :	Gable
Roof Cover :	Asphalt Shingle
Year Built :	1970
Year Renovated :	2014
Parking :	Private Lot
Property Taxes :	\$28,914.57

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



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