

Building 61 Barnes Road

Property Description:	175,847 SF single story flex building, 80,000 SF.
Year Built:	1975 - renovated 1985
Access:	Easy access from Exit 15 off I-91 via Route 68
Property Location:	61 Barnes Road, Wallingford, CT
Current Tenants:	Vacant
Expansion Potential:	100-150,000 SF
Uses:	Manufacturing, office, warehouse, and research and development.
Parking	600 spaces
Construction:	Concrete masonry with brick veneer and back concrete masonry with metal siding
HVAC:	Modernized central plant with new controls and air handlers to provide comfortable HVAC throughout the facility.
Clear Height:	Manufacturing space 18' & warehouse area 21'
Column Spacing:	42' x 40' / 42' x 32'
Water:	City Water
Sewer:	City Sewer
Gas:	City Gas
Power:	480/277 volts/2,000 amps/ 3 phase/ 4 wire - separately metered
Loading Docks:	9 Loading Docks
Bldg Renovations:	All aspects of the building including are being redeveloped into a new state-of-the-art Flex facility.
Space Available:	Up to 175,000 SF and will sub-divide
Leasing Information:	Tim Fegan CB Richard Ellis 203-777-6262 Adam Winstanley Winstanley Enterprises 978-287-5000