

Building 2 Barnes Road

Property Description:	A single story 41,298 SF flex building with strip windows on 8 acres of land.
Access:	Convenient to I-91 and Merritt Parkway at exit 15 off I-91
Year Built:	1976 renovated in 2003/2004
Property Location:	2 Barnes Road in Wallingford, CT
Current Tenants:	Coram Healthcare, Sycamore Networks and Unapen
Expansion Potential:	Up to 60,000 SF
Uses:	Flex office space
Parking	160 spaces
Construction:	Block & steel frame
HVAC:	Gas fired rooftop air-handling units
Clear Height:	14'
Water:	City Water
Sewer:	City Sewer
Gas:	Natural Gas
Power:	208/480 volt 800 amp
Loading Docks:	1 loading dock
Bldg Renovations:	The building was completely renovated in 2003-2004 including new common areas, bathrooms, entrances, new windows, ADA compliance, electric metering, and new parking areas.
Space Available:	One suite of 7,508 SF
Leasing Information:	Tim Fegan CB Richard Ellis 203-777-6262 Adam Winstanley Winstanley Enterprises 978-287-5000