



Warehouse/Flex/Office

101 North Plains Industrial Road
Wallingford, Connecticut

Available:

Building 3 – 12,000± SF

Building 4 – 7,500 SF

Building 5 – 12,800 SF

DEMOGRAPHICS

Radius	Population	Avg. Household Income	Median Age
1 mile	3,976	\$74,079	43.5
3 miles	46,542	\$89,291	42.6
5 miles	113,408	\$87,592	41.6

- Harvest Park Campus
- Drive-in door or dock
- Abundant power
- Net charges are estimated to be \$3.00 psf



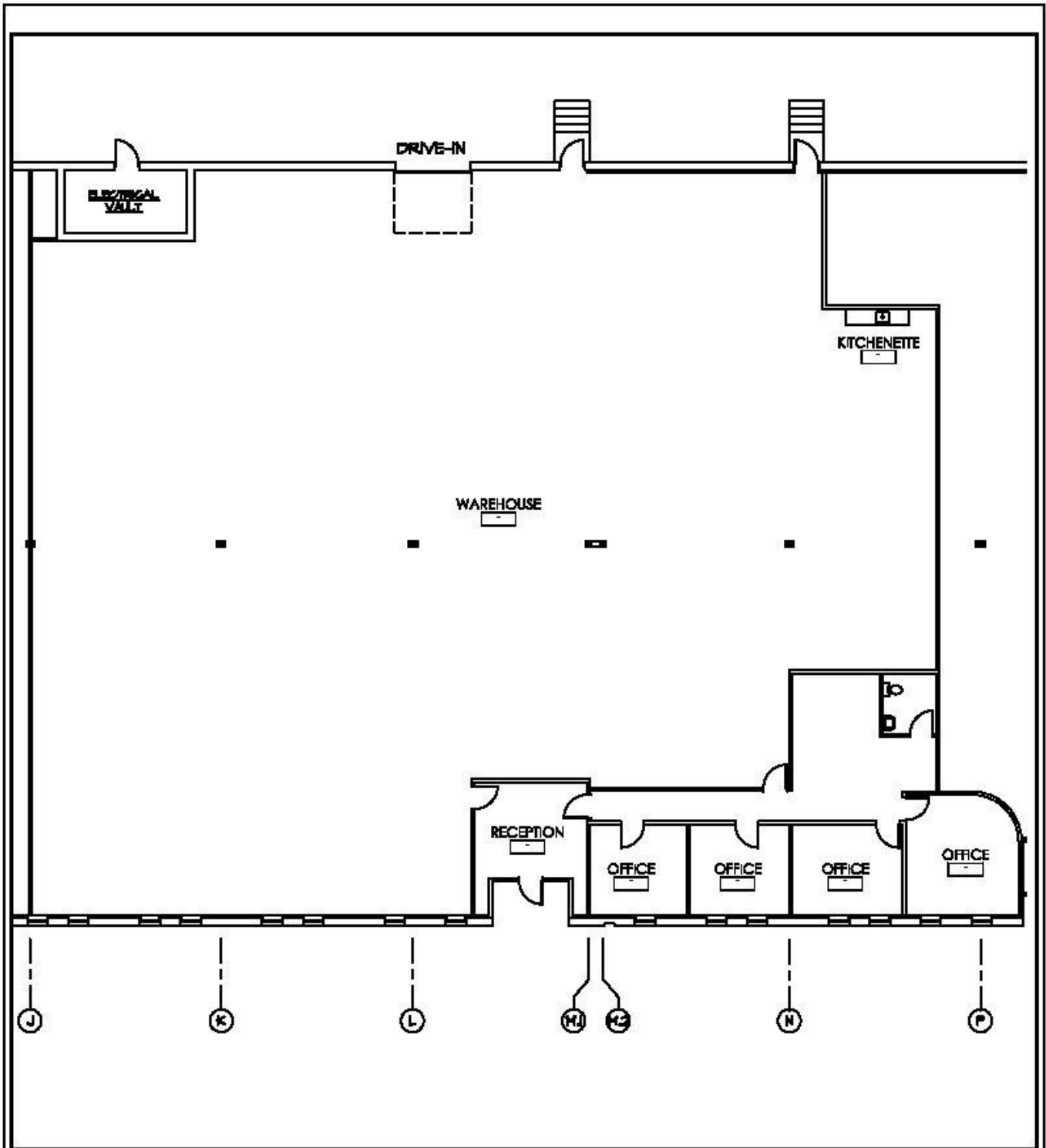
PROTO GROUP


110 Washington Avenue 4th Floor
North Haven, CT 06473
Phone: 203.234.6371 – Fax: 203.234.6372

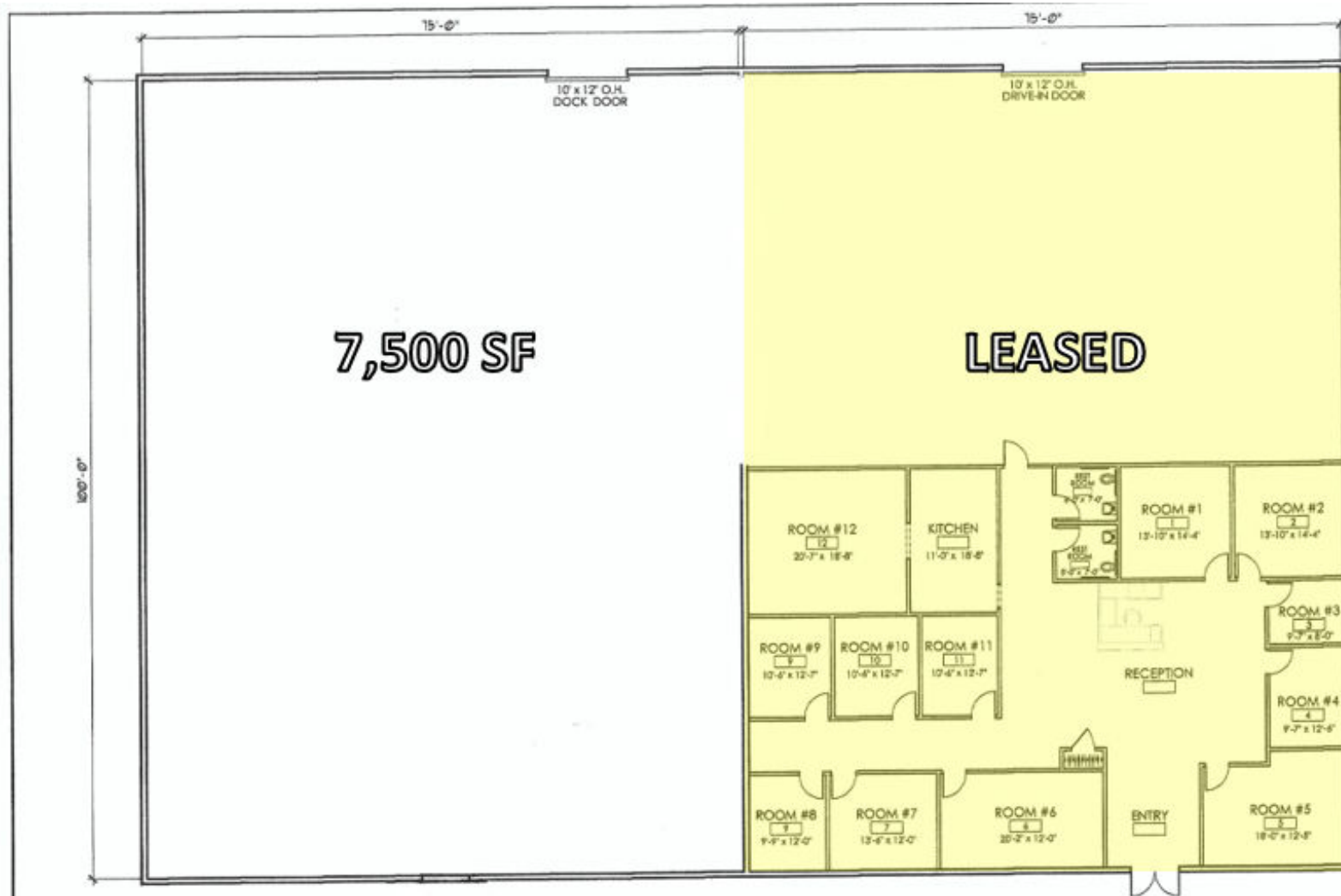
CONTACT: Lou Proto
proto@theprotogroup.com

8.6.2024

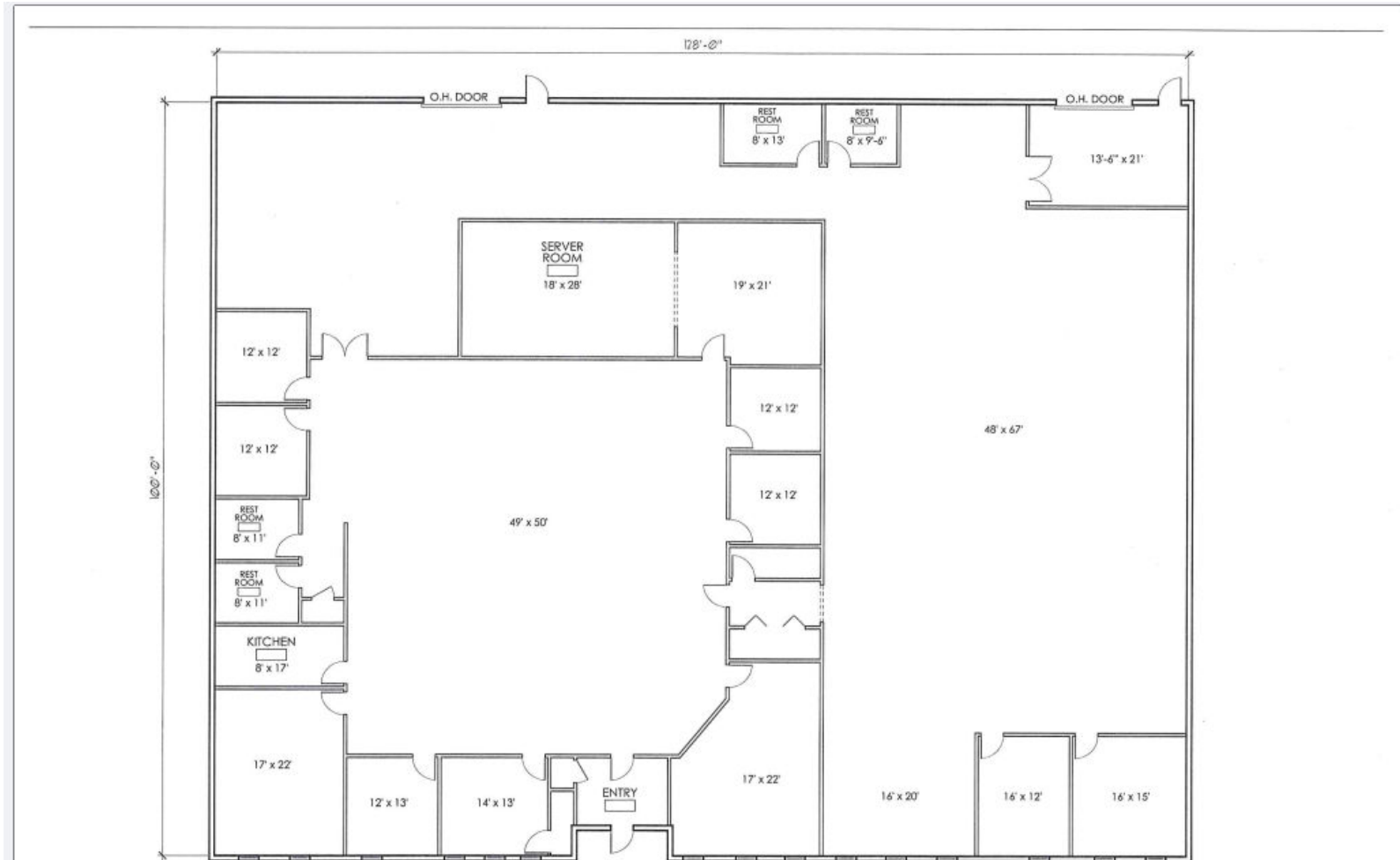
The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.



DRAWING No. Unit #3	Title: 101 N.Plains Industrial Road / Bldg 3 / Unit #3 HARVEST PARK BUSINESS CENTER WALLINGFORD, CT 06492	
SCALE: N.T.S	Dwg Title: FLOOR PLAN - 12,000 SF	
DATE: 1-8-2024	REV # -	



DRAWING No. SK-1	SCALE:	N.T.S	Address: HARVEST PARK - BLDG #4 101 N. PLAINS INDUSTRIAL ROAD WALLINGFORD, CT 06492 Dwg Title: FLOOR PLAN - 15,000 SF	
	DATE:	4/24/24		
	DRAWN BY:			
	REV #:			



DRAWING No. SK-1	SCALE: N.T.S	Address: HARVEST PARK - BLDG #5 101 N. PLAINS INDUSTRIAL ROAD WALLINGFORD, CT 06492 Dwg Title: FLOOR PLAN - 12,800 SF	
	DATE: 6/30/2024		
	DRAWN BY:		
	REV #:		

101 N. Plains Industrial Rd. , Unit# Building 2, Wallingford, Connecticut 06492

\$7



Active		Industrial, Other	
Industrial, Other		DOM / CDOM:	221 / 221
Listing ID :	170616315	County:	New Haven
Parcel Number:	2047607	Neighborhood:	N/A
		Is also for Sale/Lease:	/

Overview

Harvest Park Campus consisting of 215,000 SF of commercial space. Available units: Building 3 is 12,000+/- SF. Building 4 is 7,500 sf 14' ceilings, drive in door. Building 5 is 12,800 sf. All spaces have a minimum of 200 amp 3 phase power. The estimated net charges for 2023 are \$3.00 PSF.

Private Remarks

Structural/Parking Information

Year Built:	1980	Construction:	Concrete, Masonry
Number of Stories:	1	Roof:	Flat
Number of Units:		Foundation:	
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/Handicap Parking	Ceiling Height:	
SqFt/SqFt Source:	215,000/Public Records	# of Restrooms:	
Space is Subdividable:	Yes	# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:	86	Office SqFt:	
Total Parking Spaces:	86	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	86 Total Spaces, Parking Lot, None	Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional SqFt Available:	

Building Information

Present Use:	vacant	Tax Year:	
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Lease Information

Landlord Options:		Tenant Responsibilities:	Common Area Maintenance, Electricity, Heat, Mechanicals, Real Estate Taxes, Trash Service
Landlord Requirements:	Lease Required	Security Deposit Info:	
Landlord Responsibilities:		Build Out Allowance:	
Landlord Responsibilities:	Flexible Lease Terms	Monthly Lease \$:	
		Remaining Years on Lease:	

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Public Water Connected	Electric Phases:	
Sewer Service:		# of Electrical Services:	

Lot & Location

Acres:		Lot Description:	
Zoning:	I40	In Flood Zone:	
Location:	Suburban	Elevation Certificate:	
Road Frontage Description:	Municipal Street	Available Documents:	Brochure, Demographic Data

Walkscore: [Get More Info](#)

Listing Information

Showing Instructions: Call listing broker

Lock Box Description: None

Lock Box Location: _____

Directions: Route 5. Turn onto North Plains Highway (across from Rite Aid). Turn right at stop sign onto North Plains Industrial Road 1/2 mile. Harvest Park is on the left.

Sign: Yes

Owner Name / Phone: Withheld /

Occupied By: Vacant

Listing Contract Type: Exclusive Right to Lease Listing Agreement

Service Type: Full Service

Buyer Agency Compensation: \$1

Additional Compensation Info: _____

Compensation Notes: Call Broker for brokerage fees

Variable Compensation / Reserved Prospect: No / No

Date Available: ASAP

Potential Short Sale / Comments: /

The following items are not included in this sale: _____

Property Management

Property Management Type: _____

Property Management Company: _____

Property Management Company Phone: _____

Property Manager: _____

Property Manager Phone/Email: /

Listing Agent/Broker Information

List Agent: Louis Proto (PROTOLO)

List Agent Phone: (203) 234-6371

List Agent Email: proto@theprotogroup.com

List Agent License: REB.0754233

List Agent Website: _____

List Office: Proto Group LLC The (PROT30)

List Office Phone: (203) 234-6371

List Office Website: _____

Marketing History

List Price: \$7

Previous List Price: _____

Original List Price: \$7

Price Last Updated: _____

List Price as % of Assessed Value: _____

Entered in MLS: 12/28/2023

Listing Contract Date: 12/28/2023

Listing Last Updated: _____

Expiration Date: _____

Sale Financing: _____

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Prepared By: Lauren Anderson Lic.#: | Proto Group LLC The | 08/06/2024 03:41 PM