

FOR SALE & LEASE | 15,000± SF FLEX BUILDING

3 LOADING DOCKS | 2 DRIVE-IN DOORS | 2.30 ACRES IN CV ZONE

368 Killingly Road, Pomfret Center, CT 06259

SALE PRICE: \$1,190,000 | LEASE RATE: \$10/SF NNN

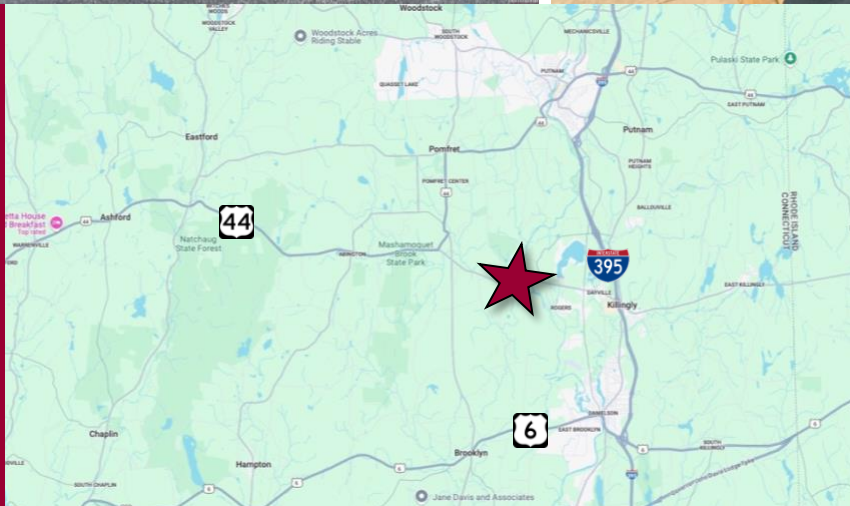


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 15,000± SF Building
- 1-Story with Mezzanine
- 3 Loading Docks: 2 Levelers
- 2 Drive-in Doors
- Clear Height: 20'
- Parking Ratio: 1.33/1000
- 2.30 Acres
- Zoning: CV
- I-395, Exit 41
- Many area amenities

For more information contact: Kyleigh Caron | 860.761.6004 | kcaron@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA	15,000± SF
AVAILABLE AREA	15,000± SF
MAX CONTIGUOUS AREA	15,000± SF
OFFICE AREA	5,200± SF
NUMBER OF FLOORS	1 plus Mezzanine
CLEAR HEIGHT	20'
LOADING DOCKS	3 with 2 Levelers
DRIVE-IN DOORS	2
CONSTRUCTION	Masonry
ROOF TYPE	Gable/Hip, Metal Shingles
YEAR BUILT	1999

MECHANICAL EQUIPMENT

AIR CONDITIONING	Partial
TYPE OF HEAT	Gas, Forced Air-Duc
SPRINKLERED	None
ELECTRIC SERVICE	400 amp plus Generator
LIGHTING	Halogen

COMMENTS Located minutes from RI and MA.

DIRECTIONS I-395, Exit 41. Turn west on Hartford Pike / Killingly Rd (CT-101). Property is on the left.

SITE INFORMATION

SITE AREA	2.30 Acres
ZONING	CV
PARKING	1.33/1000 Ratio
SIGNAGE	On-Building & Pylon
VISIBILITY	Excellent on Route 101
FRONTAGE	235.46'
HWY.ACCESS	I-395, Exit 41
TRAFFIC COUNT	9,200± ADT

UTILITIES

SEWER	Septic
WATER	Well
GAS	Propane

EXPENSES

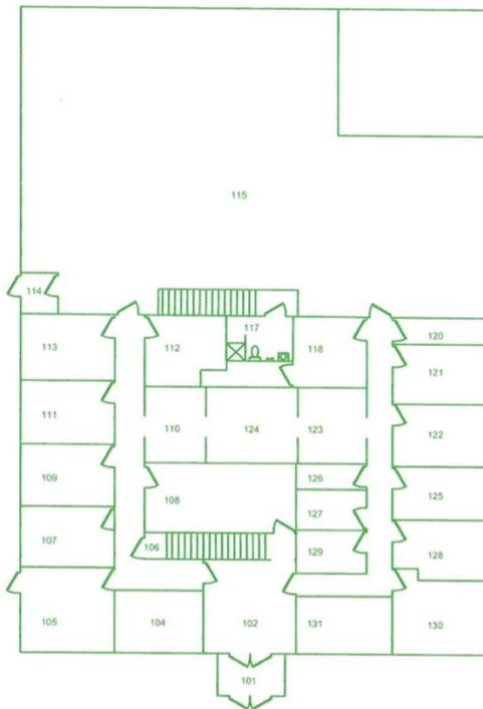
RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

TAXES

ASSESSMENT	\$643,500
MILL RATE	28.16
TAXES	18,121

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 - Shopping
 - Banking
 - Dining



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