



NAI Glickman Kovago & Jacobs



INDUSTRIAL WAREHOUSE | MANUFACTURING BUILDING FOR LEASE

207 TRACY RD | BLDG B
KILLINGLY | CT

200 TRACY RD | BLDG B KILLINGLY | CT



30,000± SF industrial warehouse | manufacturing building set on two-building campus

Built in 2021 – like-new condition

Functional open floor plan



Broad column spacing

Location:

- ±1 mile to two I-395 exits
- 10 minutes to the Massachusetts line
- 20 minutes to the Massachusetts Turnpike
- 30 minutes to I-95 (CT)



LEASE RATE: \$9.50 NNN

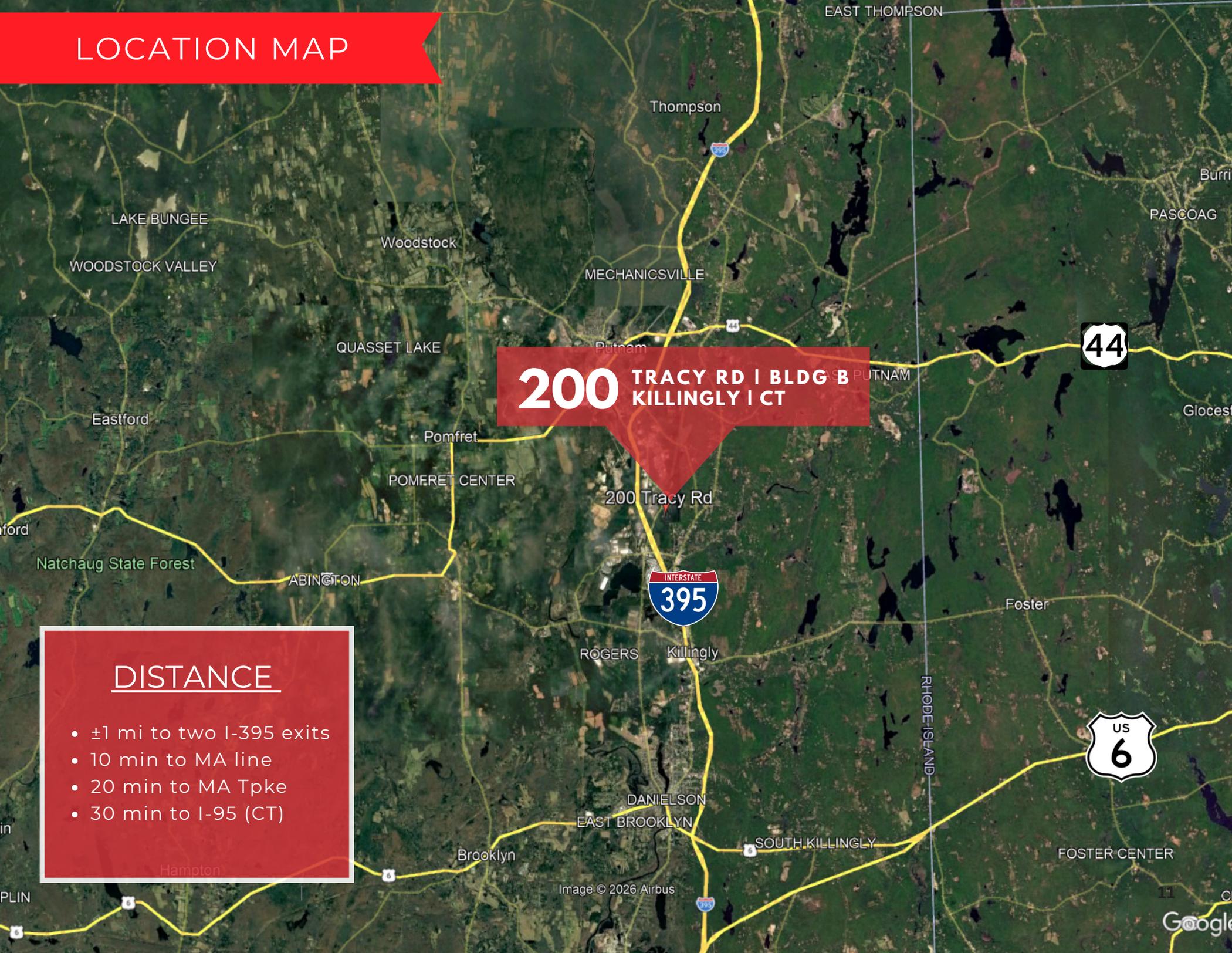
SITE INFORMATION:

Building Area:	+/- 30,000 SF
Office Space:	+/- 600 SF
Land Area:	9.65 Acres
Utilities:	Well Water Natural Gas Septic
Loading:	Two (2) truck-height loading docks One (1) drive-in overhead door
Ceiling Height	24–28± ft clear ceiling height
Zoning:	IND
Date Built:	2021

EXTERIOR PHOTOS



LOCATION MAP



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DISTANCE

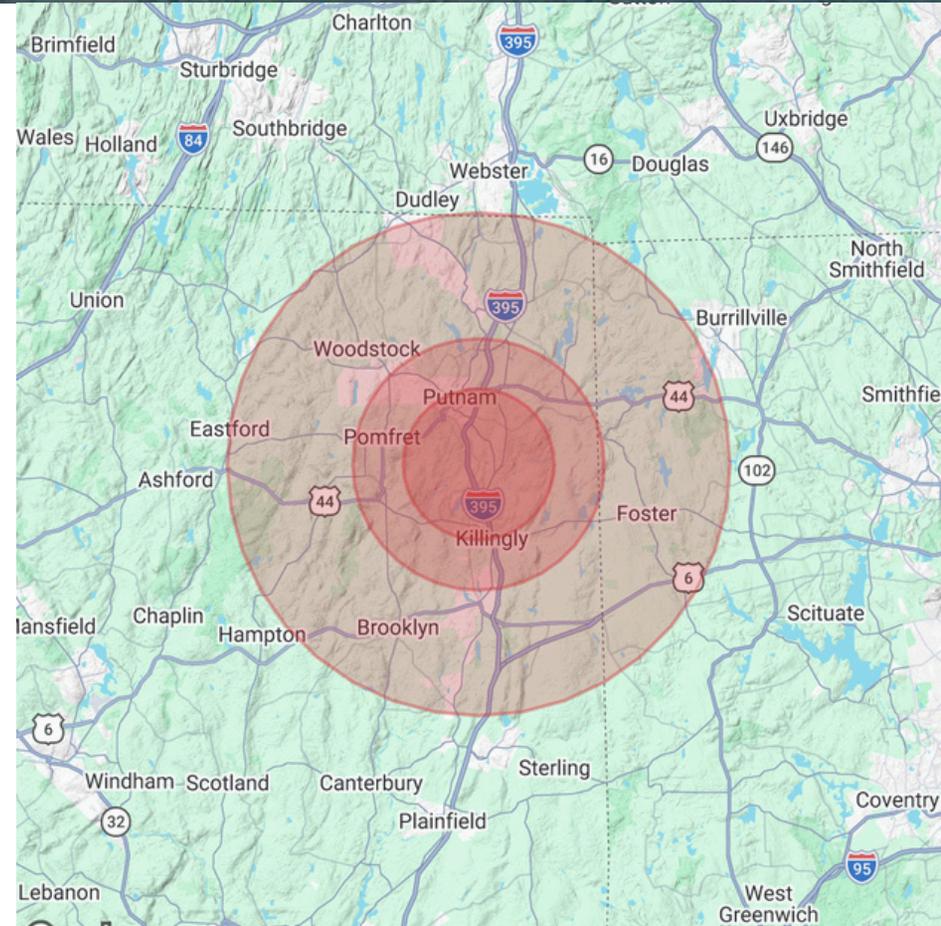
- ±1 mi to two I-395 exits
- 10 min to MA line
- 20 min to MA Tpke
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DEMOGRAPHICS

200 TRACY RD | BLDG B
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Population	3 Miles	5 Miles	10 Miles
Total Population	9,623	25,095	62,727
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	44	45

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	4,004	10,506	25,463
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$103,222	\$102,463	\$108,658
Average House Value	\$326,647	\$331,046	\$358,867



MARKETED EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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