



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE OR LEASE

368 Killingly Road, Pomfret Center, CT 06259

15,000± SF INDUSTRIAL BUILDING

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

HIGHLIGHTS

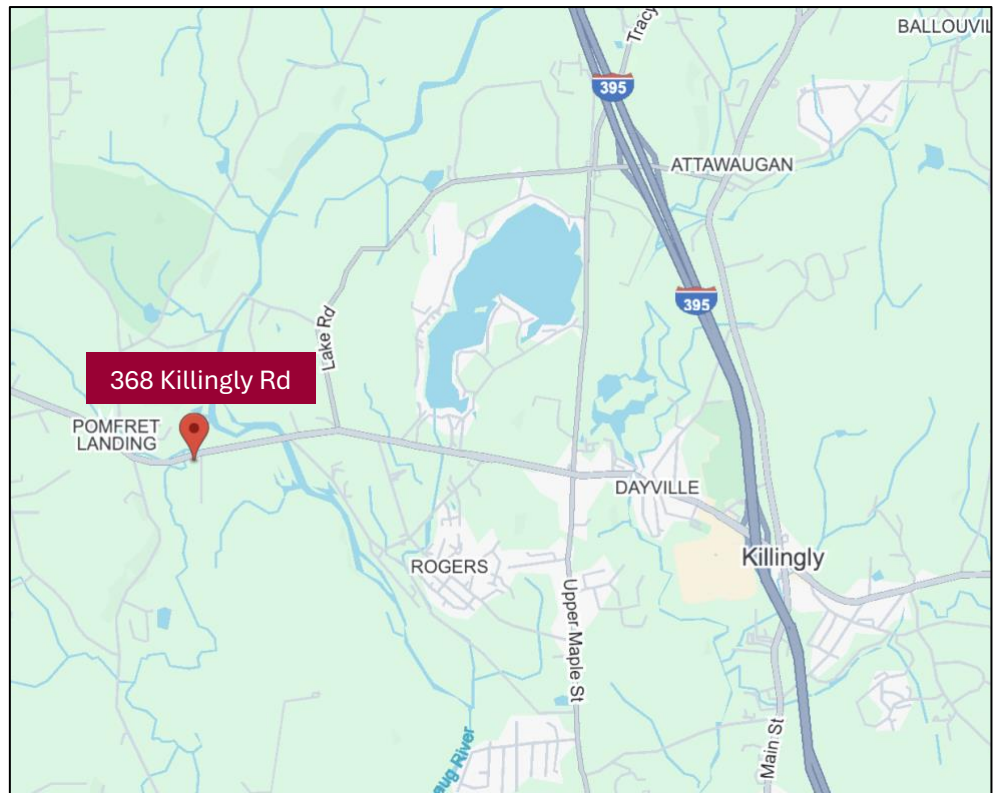
- 15,000± SF Building
- 1-Story with Mezzanine
- 3 Loading Docks: 2 Levelers
- 2 Drive-in Doors
- Clear Height: 20'
- Parking Ratio: 1.33/1000
- 2.30± Acres
- CV Zoning
- I-395, Exit 41
- Many area amenities

CONTACTS

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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**368 Killingly Rd, Pomfret Center, CT
15,000± SF INDUSTRIAL BUILDING**

BUILDING INFORMATION

GROSS BLD. AREA: 15,000± SF
AVAILABLE 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
HEAT: Gas, Forced Air-Duc
SPRINKLERED: None
ELECTRIC SERVICE: 400amp plus Generator
LIGHTING: Halogen

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'
HWY ACCESS: Rt. 72 to I-84 & Rt. 9

UTILITIES

SEWER: Septic
WATER: Well
GAS: Propane

TAXES

ASSESSMENT: \$643,500
MILL RATE: Town – 19.89 | Fire – 0.835
TAXES: \$13,336.54 (\$1.13/SF)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord
UTILITIES: ☒ Tenant ☐ Landlord
INSURANCE: ☒ Tenant ☐ Landlord
MAINTENANCE: ☒ Tenant ☐ Landlord
JANITORIAL: ☒ Tenant ☐ Landlord

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