



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE OR LEASE

368 Killingly Road, Pomfret Center, CT 06259

10,000± SF INDUSTRIAL BUILDING PLUS PARTIALLY FINISHED 4,920± SF MEZZANINE

SALE PRICE: \$1,190,000 | LEASE RATE: \$12.00/SF NNN

HIGHLIGHTS

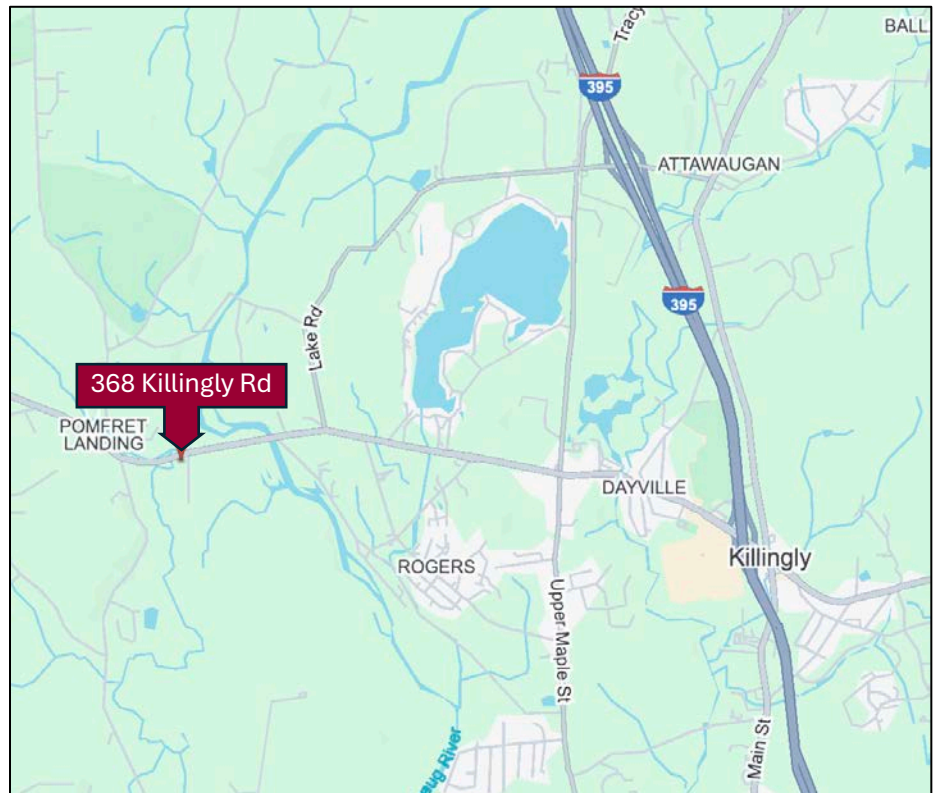
- 10,000± SF Building plus partially finished 4,920± SF Mezzanine
- Mezzanine and office area can easily be removed to make additional warehouse space
- 3 Loading Docks: 2 Levelers
- 2 Drive-in Doors
- Clear Height: 20'
- Parking Ratio: 1.33/1000
- 2.30± Acres in the CV Zone
- I-395, Exit 41
- Many area amenities

CONTACT

Kyleigh Caron

(860) 761-6004

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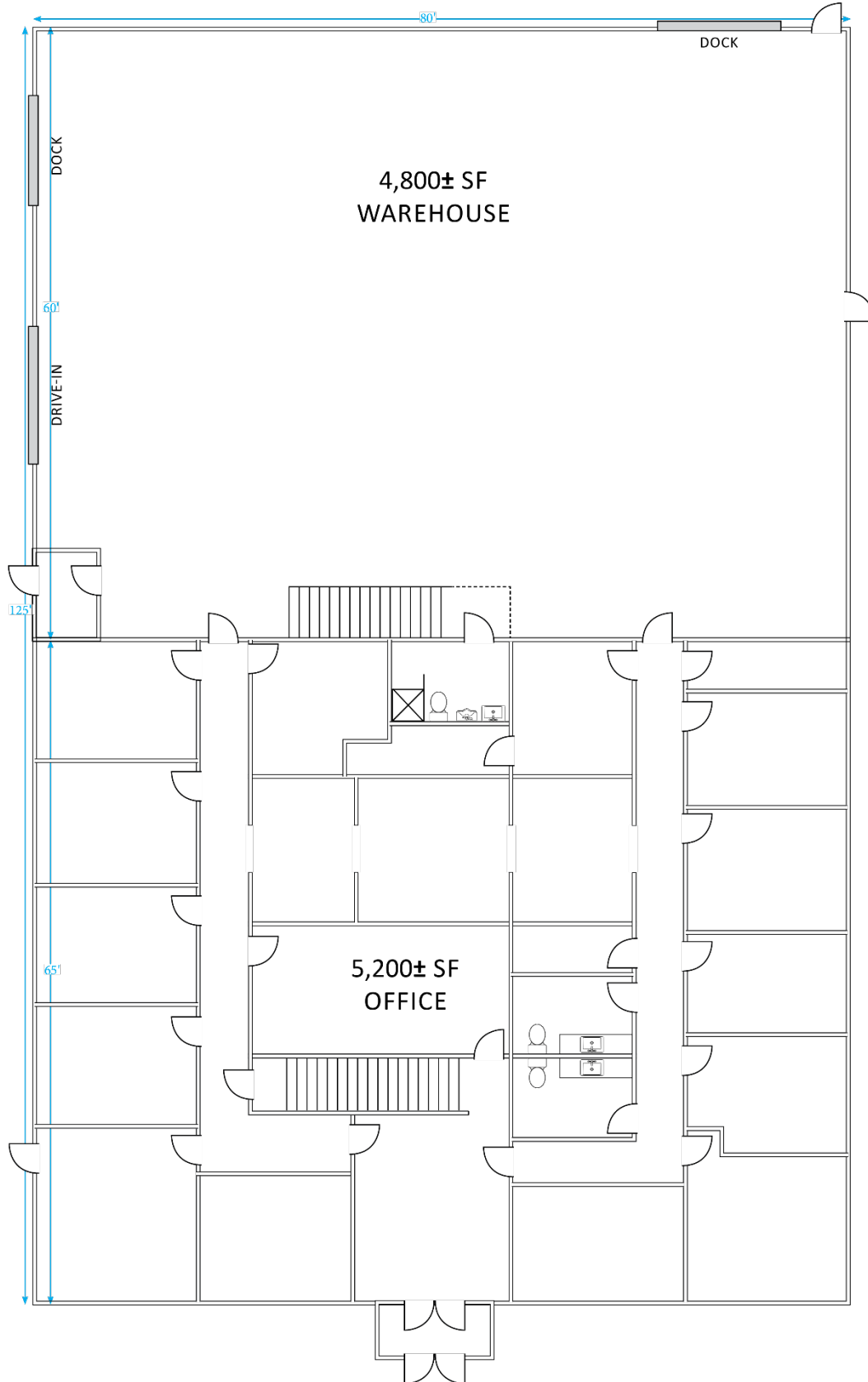
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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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10,000± SF INDUSTRIAL BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 10,000± SF plus 4,920± SF partially finished mezzanine

SPACE BREAKDOWN: 1 floor plus Mezzanine

5,200± SF Office

4,800± SF Warehouse

1,560± SF Finished Mezzanine

3,360± SF Unfinished Mezzanine

CLEAR HEIGHT: 20' in warehouse

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: In 5,200 SF Office

HEAT: Gas, Forced Air-Duc

SPRINKLERED: None

ELECTRIC SERVICE: 400amp

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

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

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