



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

DEVELOPMENT OPPORTUNITY

SALE OR LEASE

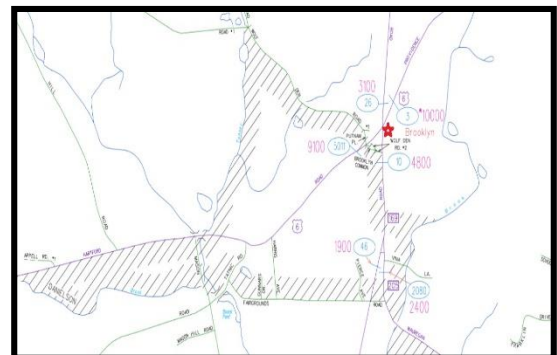
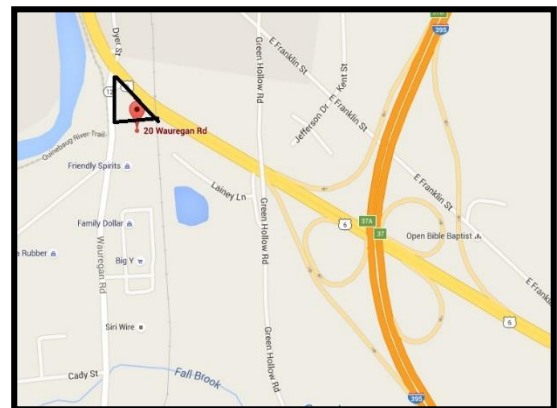
20-26 Wauregan Rd., Killingly, CT 06239



**FOR SALE: \$700,000
OR LEASE: Negotiable**

**CORNER LOCATION
on Rte 6 & Rte 12
1.48 ACRES
Great Visibility!**

- 1.48 Acres
- Site will accommodate 12,000 SF Retail or Warehouse
- Near Entrance Ramp to I-395
- Close to Big Y





Property Information

Total Building SF	TBD
Available SF	TBD
City Water/Well	City Water at Street
City Sewer/ Septic	City Sewer at Street
Land Area	1.48 Acres
Frontage	200' +/- and 230' +/-
Zoning	GC
Environmental	Available

20-26 Wauregan Rd, Killingly, CT 06239

Comments:

Perfect for Retail or Large Showroom and office, or Warehouse.

Suitable for development.

Broad Zoning in the GC Zone.

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