



CUSHMAN &
WAKEFIELD

4 BUILDING INDUSTRIAL COMPLEX

39 WAUREGAN RD

KILLINGLY, CT

FOR SALE





\$1,050,000

Sale Price



12-Acres

Development Site

- Four building industrial complex ideal for owner occupants or investors
- Prominent location on Route 12 with immediate access to Route 6 and I-395
- 12-acre lot offering redevelopment opportunities
- Heavy power, dock-high and drive-in doors
- Sizeable and quality workforce within 5 miles

PROPERTY FEATURES

Total Building Area:	49,935 Square Feet (4 buildings)	
Land:	12-acres	
Zoning:	I – Industrial	
Parking:	+/- 100 paved spaces on site	
Fire Sprinklers:	Wet system	
Real Estate Taxes:	\$19,046	
Utilities:	Electricity:	EverSource
	Water:	Municipal
	Sewer:	Municipal
	Natural Gas:	In street

BUILDING A



BUILDING A

USE:	Industrial
YEAR BUILT:	1967
SIZE:	12,000 Square Feet
CEILING HEIGHT:	15' Clear
CONSTRUCTION:	Concrete Block
POWER:	1600 Amp @ 277/480
OVERHEAD DOORS:	One (1) Drive-in

BUILDING B



BUILDING B

USE:	Office (one level)
YEAR BUILT:	+/- 1980
SIZE:	6,040 Square Feet
CONSTRUCTION:	Modular
HVAC:	Electric Wall and Baseboard Units

BUILDING C



BUILDING C

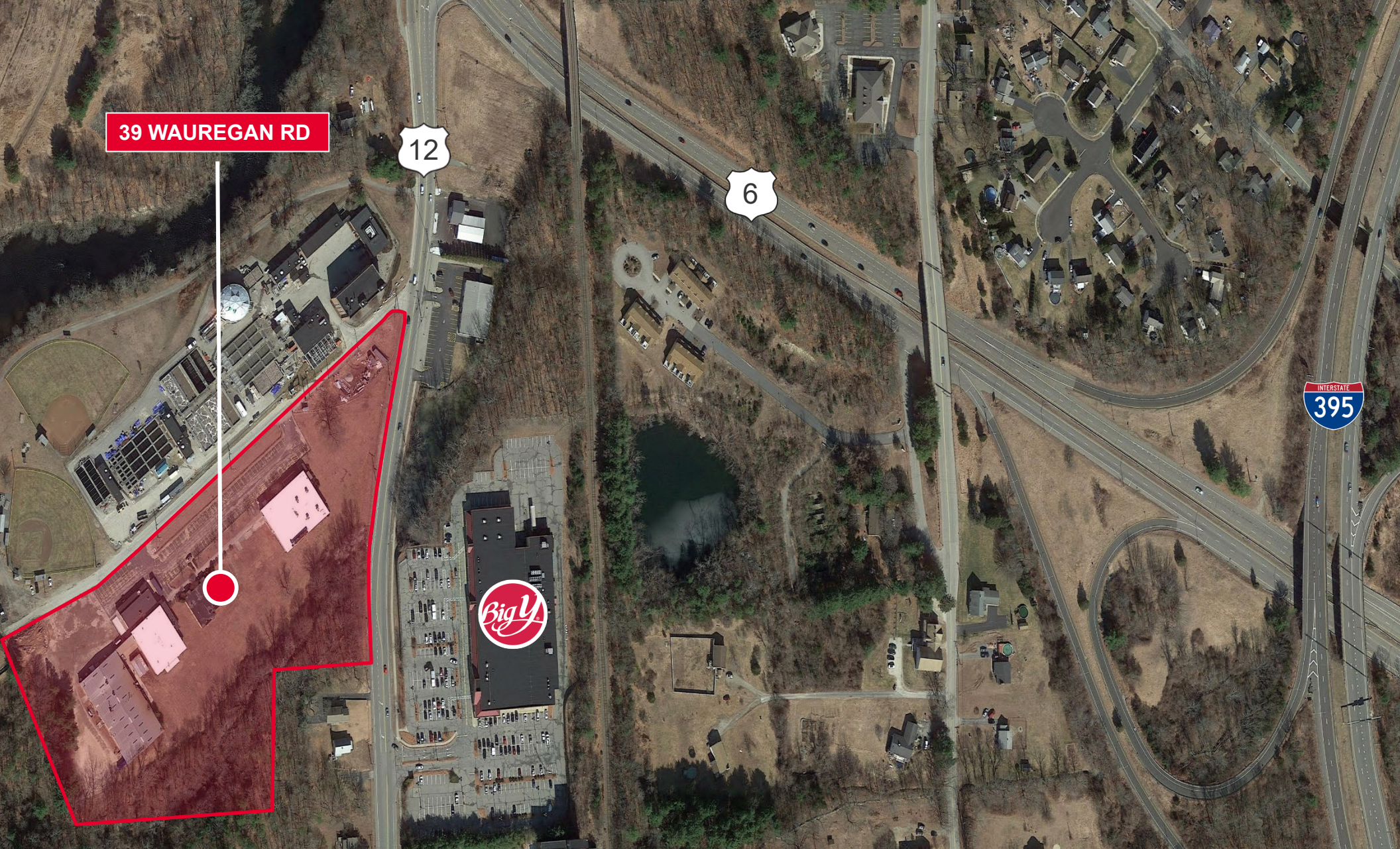
USE:	Industrial
YEAR BUILT:	+/- 1967
SIZE:	12,495 Square Feet
CEILING HEIGHT:	12 - 15' Clear
CONSTRUCTION:	Concrete Block
POWER:	1000 Amp @ 277/480
OVERHEAD DOORS:	One (1) Dock and One (1) Drive-in

BUILDING D



BUILDING D

USE:	Industrial
YEAR BUILT:	+/- 1980
SIZE:	19,400 Square Feet
CEILING HEIGHT:	12 to 15' Clear
CONSTRUCTION:	Insulated metal panel
POWER:	Shared with Building C
OVERHEAD DOORS:	Two (2) Docks and One (1) Drive-in



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CONTACT

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