

Up To
1,300,000 SF
Available



KILLINGLY BUSINESS PARK

Westcott Road, Killingly, CT 06239



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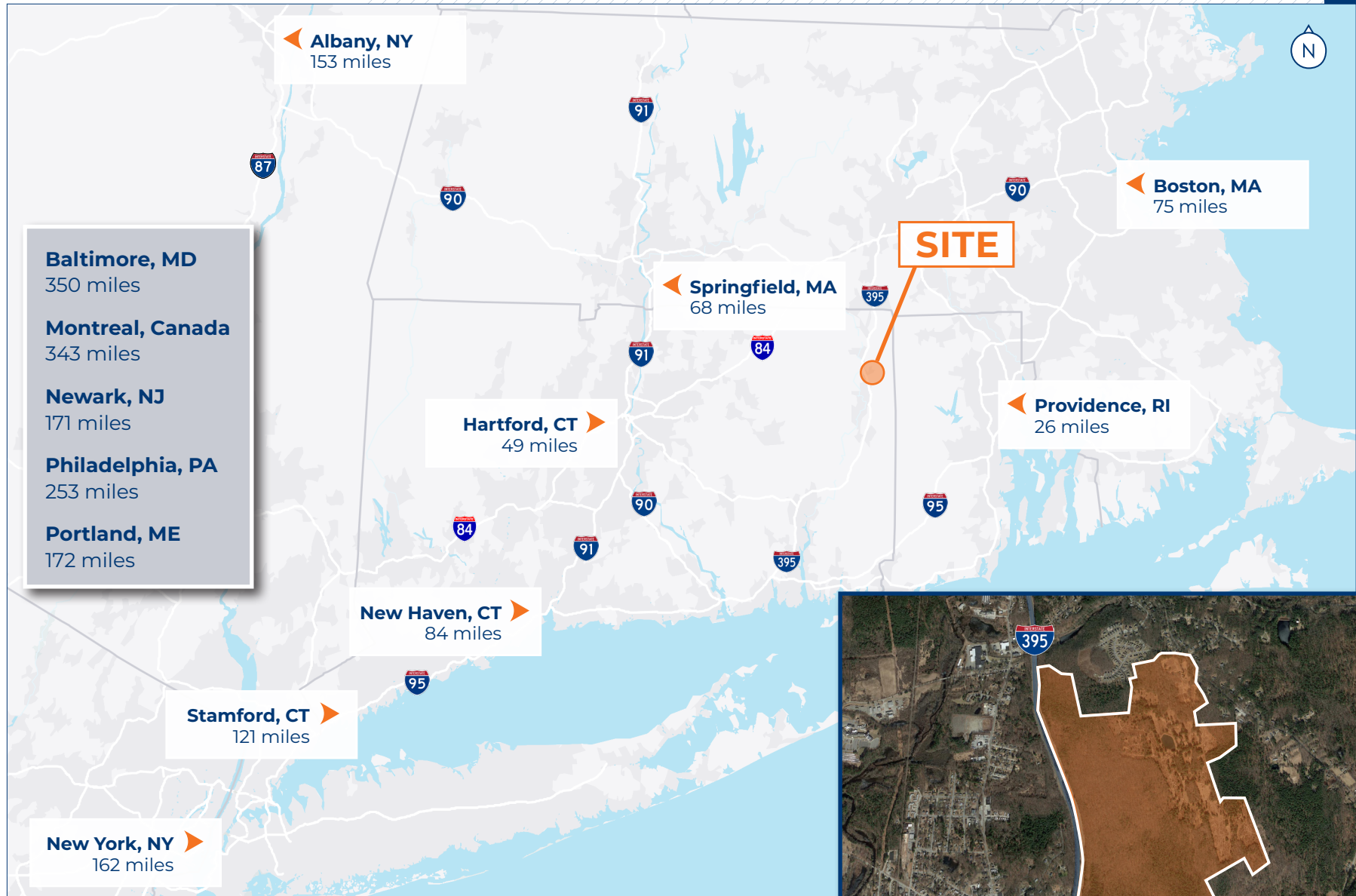
PROPERTY OVERVIEW

Killingly Business Park Westcott Road, Killingly CT

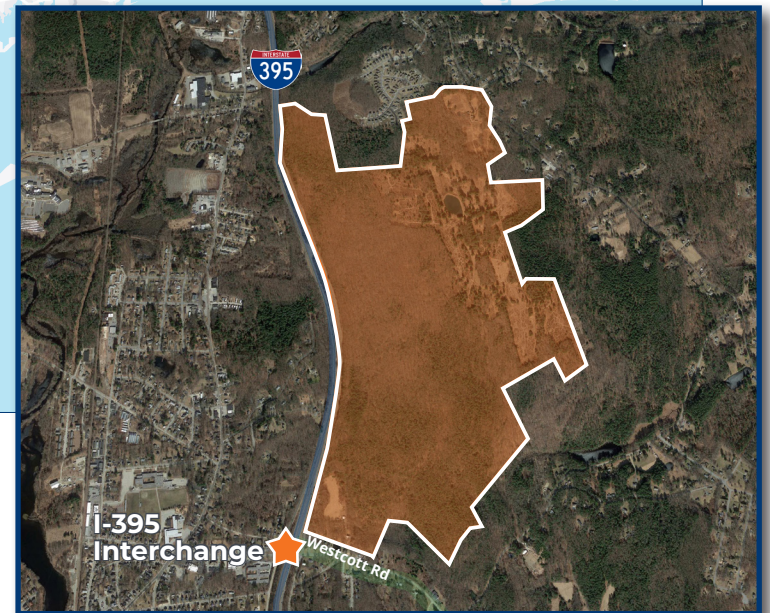
- » Available for lease, sale or build to suit
- » Over 550 acres
- » Multiple configurations possible
- » Single building size of 1.3 million SF with additional development possible
- » Warehouse distribution and manufacturing permitted
- » Population of 38 million within 200 miles
- » Service New England, New York, New Jersey and Pennsylvania

Building Size	±1,300,200 sf (Proposed)
Site Size	±550 acres
Ceiling Height	30'-100' clear
Column Spacing	50'x56' with 60'x56' speed bay
Loading Docks	194
Drive-in Doors	2
Auto Parking	534 spaces
Trailer Parking	497 spaces
Lighting	High bay LED with motion sensors in speed bays
Office Space	Build to suit
Sprinklers	ESFR
Floors	7" slab 4000 lb PSI
Construction	Tilt up insulated panel with architectural accents
Roof	TPO membrane with 20 year warranty

SITE ACCESS



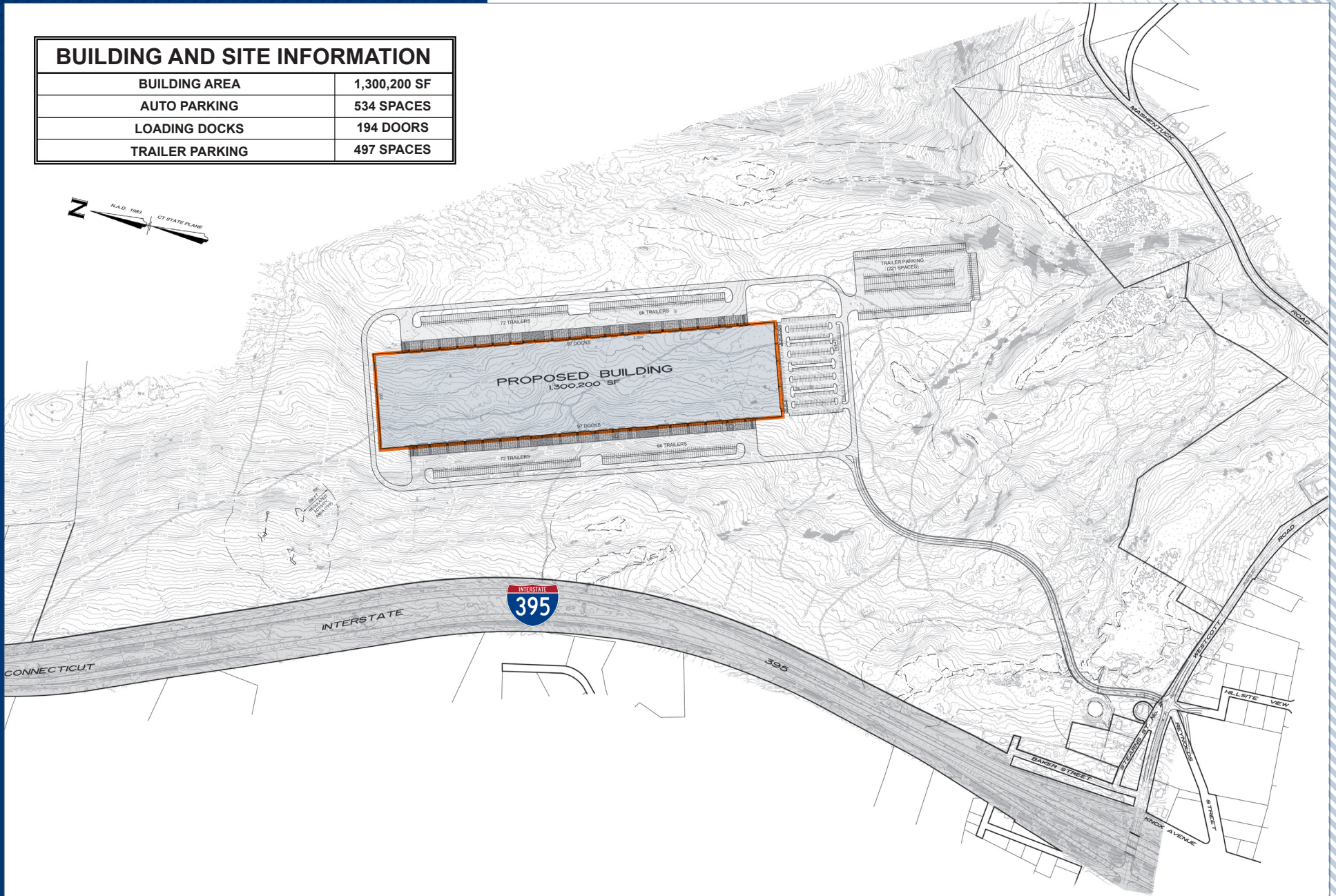
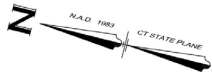
Join other companies located along the I-395 Corridor:
Amazon, Bob's Discount Furniture, Electric Boat, Lowe's,
Pfizer, Staples, Frito Lay, United Natural Foods and others.



SITE PLAN

BUILDING AND SITE INFORMATION

BUILDING AREA	1,300,200 SF
AUTO PARKING	534 SPACES
LOADING DOCKS	194 DOORS
TRAILER PARKING	497 SPACES





For more information, contact:

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