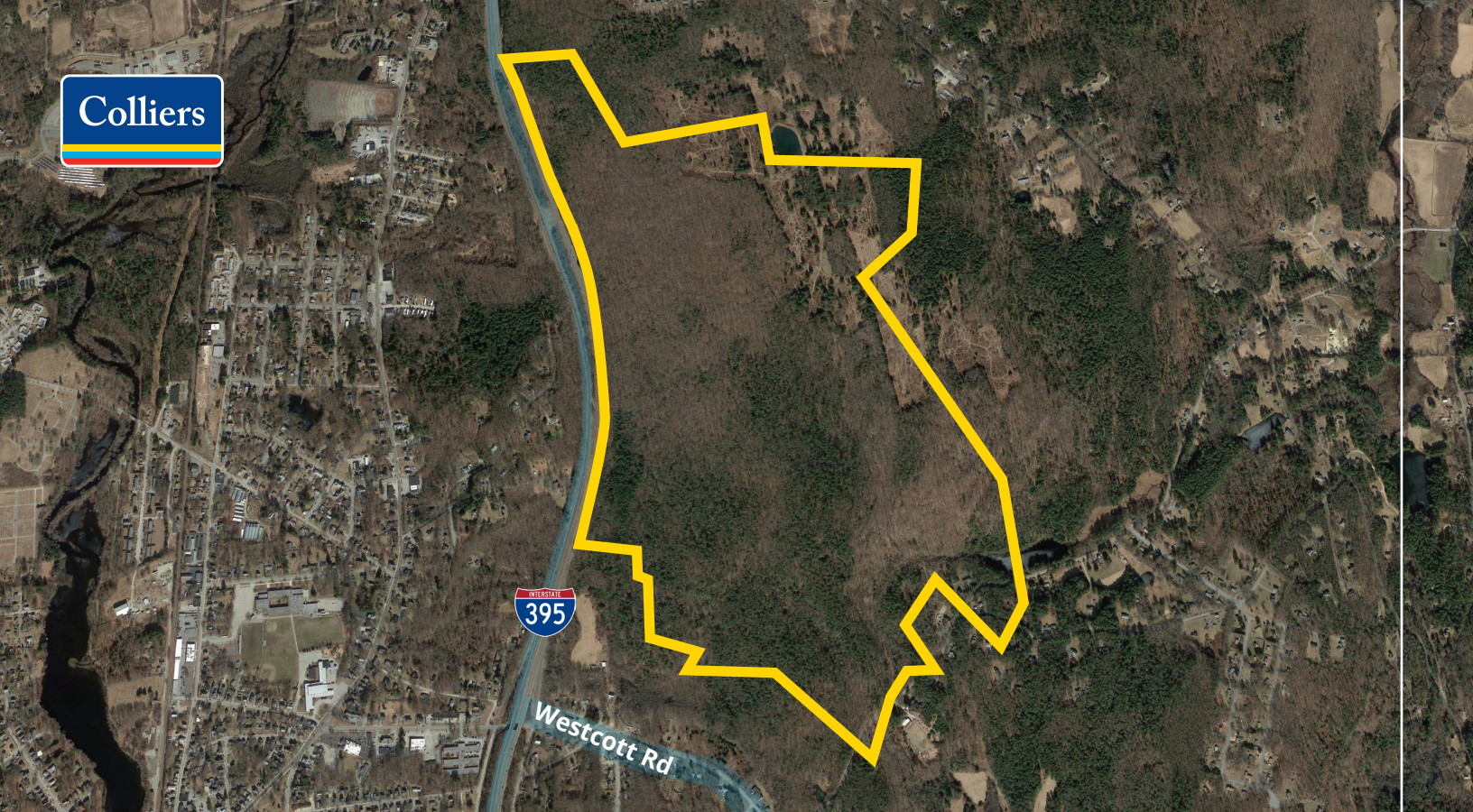




Sale Price
\$23,588,398
(\$73,000 per acre)

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Killingly Business Park Westcott Rd & Mashentuck Rd Killingly, CT 06239

**±323 acres with frontage on I-395
Development potential in excess of
1 million square feet**

An assemblage of 323 acres on 8 parcels of land at exit 38 with immediate access to I-395. This site provides a variety of potential uses including: R&D facilities, data center, office, conference center and industrial.

Features

- Nominal wetlands; high and dry elevation
- Public water at 3/10 mile; 8" line & public sewer at property
- Gas at Route 12 & Westcott; 2/3 mile; 10" line
- Parcels may be sold separately

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Highlights

- Enterprise Corridor Benefits - property tax abatements available
- Easy Access to New England and New York/New Jersey
- Service Multiple Metro Areas – Albany, Boston, Hartford, New York City and more
- Population of 38 Million within 200 Miles
- 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, Walgreens and others



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