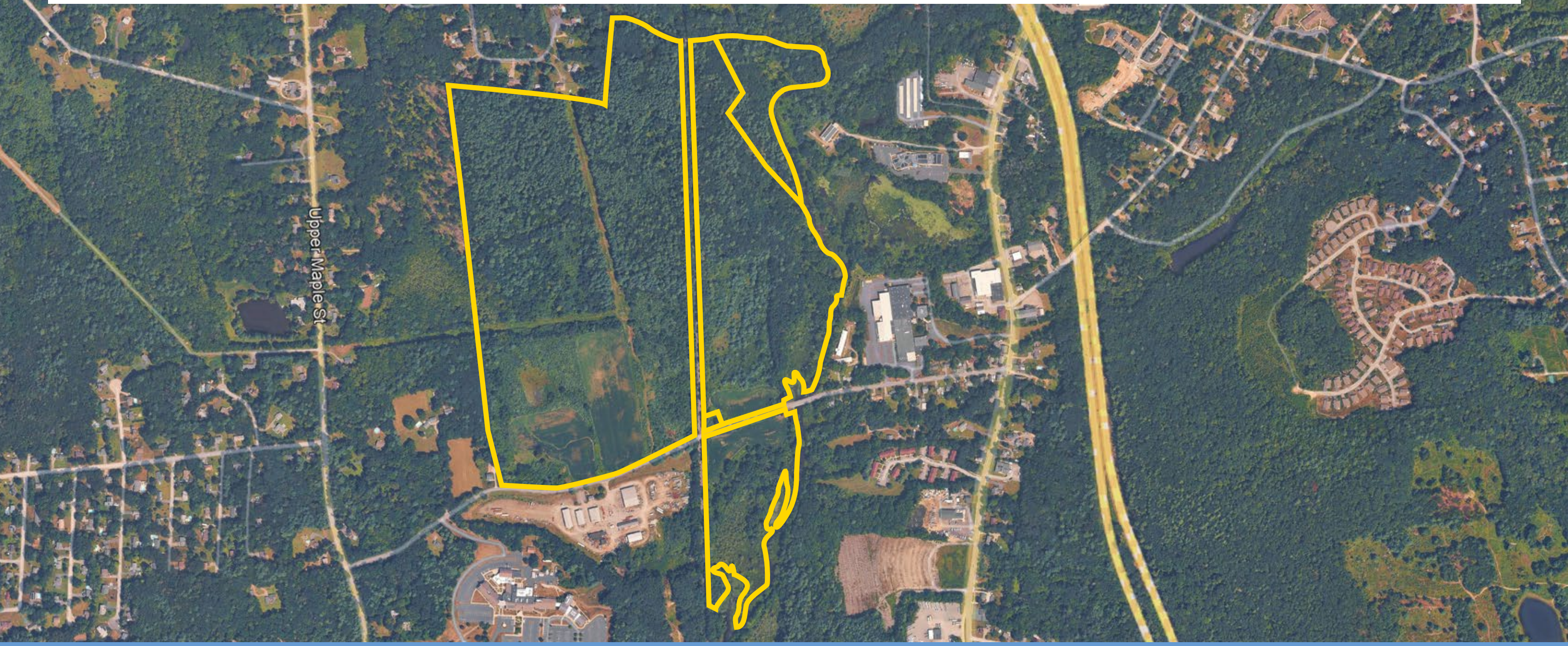
LIVE REAL ESTATE

AUCTION

October 21, 2026 at 11 AM

Registration begins at 10 AM

166± AC | INDUSTRIAL/LOW DENSITY ZONING | RAIL SERVED | AGGREGATE/QUARRY POTENTIAL | NEAR I-395



PUBLISHED RESERVE: $1,950,000

Auction Location: Comfort Inn & Suites Dayville
(16 Tracy Road, Dayville, CT 06241)

860-249-6521

10% BUYER'S PREMIUM

FOR MORE INFORMATION PLEASE CONTACT

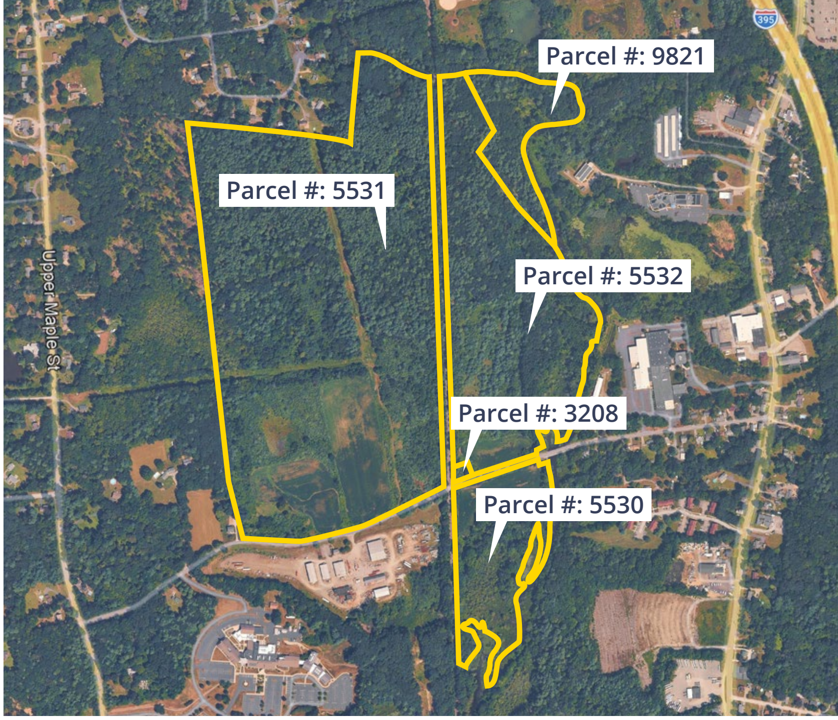
Keith Kumnick, SIOR
CT Broker
+1 860 616 4019
keith.kumnick@ct.colliers.com

Nick Melville
Associate
+1 860 239 4011
nick.melville@colliers.com

Mark Abood, ESQ.
Auctioneer
+1 216 239 5121
mark.abood@colliers.com

Colliers Hartford
864 Wethersfield Avenue
Hartford, CT 06114
colliers.com/hartford

PROPERTY SUMMARY & DETAILS:



Colliers is pleased to present the rare opportunity to acquire one of Eastern Connecticut's largest industrial land holdings. This approximately 166-acre offering located in Killingly, CT consists of five parcels positioned along the highly desirable I-395 corridor, providing exceptional access to major Northeast markets including Boston, Providence, Hartford, and New York City. The I-395 corridor is home to a number of users (Amazon, Frito-Lay, Lowe's, Staples, UNFI, ULINE) in addition to proposed facilities by Amazon and Costco.

The property offers a unique combination of scale, infrastructure, and development flexibility rarely available in today's market. The Industrial zone has a favorable coverage ratio of up to 70% with many uses permitted "by right," the site is well suited for warehouse, distribution, manufacturing, logistics, industrial outdoor storage, and other large-scale commercial uses, subject to approvals.

A main line of the Genesee and Wyoming Railroad splits the parcels which is a significant competitive advantage, featuring up to approximately 2,800 feet of rail frontage on either side, creating opportunities for rail-dependent users seeking multimodal transportation capabilities. The site also contains valuable natural resources, including gravel, sand, and ledge, offering potential economic benefits for developers and end users alike.

As the supply of large industrial development sites throughout the Northeast continues to diminish, this auction presents a compelling opportunity to secure a strategically located industrial land asset with rail connectivity, substantial development potential, and direct access to regional transportation networks.

PARCEL	ACREAGE	ANNUAL TAXES (2025)	ZONING
Parcel #: 3208 78 Rock Avenue	0.29 acres	$636.56	I – Industrial
Parcel #: 5530 63 Rock Avenue	14.8 acres	$113.04	I – Industrial
Parcel #: 5531 128 Rock Avenue	102 acres	$1,601.92*	I-Industrial and LD -Low Density Residential
Parcel #: 5532 66 Rock Avenue	41 acres	$333.36*	I – Industrial
Parcel #: 9821 54 Rock Avenue	8.1 acres	$285.04	I – Industrial
TOTAL	**166.19 acres**	**$2,969.92**	

*PA490

- Up to 2,800 feet of rail frontage
- Quarry potential – site includes gravel, sand, and ledge
- Quick access to I-395

Auction Date: October 21, 2026 at 11:00 AM (Registration @ 10:00 AM)

Auction Location: Comfort Inn & Suites Dayville (16 Tracy Road, Dayville, CT 06241)

Terms of Sale

AUCTION PROCEDURE AND FORMAT: This is a live, public, open-outcry auction. To bid, a participant must be a registered bidder and must raise their hand, shout out their bid or notify a bidder's assistant of their bid. A bid shall not be valid unless or until the auctioneer recognizes the bidder and their respective bid. The authorized signatory of each bidder must be present at the auction. The final High Bid will be accepted at the time and place of the auction provided such High Bid is equal to or greater than the Published Reserve Price. The Auctioneer reserves the right to seek an opening bid below the Reserve Price. In the event the bidding level does not reach the Reserve Price, the High Bid will be considered an offer and the Property will be offered With Reserve, subject to acceptance. The final High Bid must be irrevocable until 4:00 P.M., Eastern Time, five business days after the actual date of auction. ***Pounding and knocking of a gavel is a common occurrence at an auction. Such occurrences shall not be deemed to indicate a sale or that a parcel has been sold unless or until the auctioneer announces verbally that said parcel has been sold.***

METHOD OF BIDDING: THE PROPERTY SHALL BE OFFERED WITH RESERVE, SUBJECT TO THE PUBLISHED RESERVE PRICE OF $1,950,000. IN THE EVENT PUBLISHED RESERVE PRICE IS MET OR EXCEEDED, THE PROPERTY SHALL BE SOLD.

BIDDER INFORMATION PACKAGE: A Bidder's Information or Due Diligence Package must be obtained by all registered bidders prior to the auction. The Bidder's Information Package shall contain information pertaining to the properties being offered, however, bidders should undertake to perform their own due diligence prior to the auction.

ATTORNEY REVIEW RECOMMENDATION: All information contained in the brochure and all other auction-related material, such as the Bidder's Information Package should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by the Real Estate Purchase Agreement to be signed at the auction and announcements made from the podium prior to the commencement of bidding.

AUCTION REGISTRATION: All participants interested in bidding at the auction shall register by providing the following items on the date of auction: (1) valid state issued identification; (2) proof that participant has inspected the Property; (3) presentation of certified or cashier's check in the amount required to bid below (if any); and (4) an acknowledgment that the bidder has received, reviewed and understands the Terms of Sale, Purchase and Sale Agreement, Bidder's Information Package and is capable of closing if they are the successful bidder.

REMOTE BIDDING: Remote bidding via simultaneous digital transmission is available for participants that are unable to attend the Auction in person ("**Remote Bidding**"). In order to qualify for Remote Bidding and be issued a remote bid number, a participant wanting to bid remotely must: (1) be pre-approved by Auctioneer; (2) deliver to the Auctioneer a signed blank Purchase and Sale Agreement no later than 48 hours before the Auction; (3) wire the appropriate money deposits below to the Title Company no later than 48 hours before the Auction (which shall be held in escrow at the Title Company pending outcome of the Auction); and (4) participate in the auction via Microsoft Teams Meeting.

REQUIREMENTS OF THE HIGH BIDDER: The High Bidder shall be required to: (1) Immediately tender a certified or cashier's check in the amount of ONE HUNDRED THOUSAND DOLLARS ($100,000.00) made payable to FIRST AMERICAN TITLE AGENCY; (2) Execute the Purchase and Sale Agreement; (3) Execute the appropriate Agency Disclosure Forms and Property Disclosure Forms (if any); and (4) increase their money deposit to TEN PERCENT (10%) of the Purchase Price within five (5) days of the auction. In the event the High Bid meets or exceeds the Published Reserve Price, such money deposits shall immediately become non-refundable.

NON-REFUNDABLE MONEY DEPOSITS: All money deposits submitted by the successful high bidder shall become immediately non-refundable. This sale is not subject to Purchaser obtaining financing, any contingencies, inspections or other reasons. If Purchaser fails to perform within the time limitations specified, any and all money deposits shall be forfeited as liquidated damages.

TITLE AND ESCROW INSTRUCTIONS: Title and Escrow services shall be provided by: First American Title Insurance Company, attn: Alexander Maresca; 225 Asylum Street, 16th Floor, Hartford, Connecticut 06103; Direct/Mobile: 203-215-4145; Email: amaresca@firstam.com. All money deposits shall be deposited with the Title Company. The total money deposit shall be increased to ten percent (10%) of the Purchase Price and delivered to the Title Company within five (5) days of the auction. Title and escrow fees and costs shall be split equally between the Seller and the Purchaser, with specific expense allocation set forth in the Purchase and Sale Agreement (a copy of which is included in the Bidder Information Package).

CLOSING DATES: The Closing Date shall be within thirty-five (35) days after the Auction Date at the office of the Title Company. At such time, Purchaser shall tender or have already tendered the balance of the Purchase Price. TIME IS OF THE ESSENCE IN THIS TRANSACTION.

BUYER'S PREMIUM: A Buyer's Premium in an amount equal to TEN PERCENT (10%) of the High Bid shall be paid by the Purchaser and added to the High Bid amount in order to calculate the Total Purchase Price for this auction. Purchaser acknowledges and accepts that such amount shall be added to the High Bid and such amounts shall be the responsibility of the Purchaser.

FINANCING: The Parcels offered at auction are not subject to or contingent upon the Purchaser obtaining financing.

AGENCY DISCLOSURE: Dow & Condon, Inc., DBA Colliers, CT RE Broker, their affiliates, employees, agents and representatives all represent the Seller in this transaction.

BUYER BROKER PARTICIPATION: A Buyer Broker meeting the following requirements is eligible to receive an amount equal to one percent (1%) of the High Bid Amount paid by the Seller out of the Seller's proceeds at Closing. To qualify, the Buyer Broker must: (1) be an active licensed CT RE salesperson or broker in good standing; (2) register their client in writing via email to mark.abood@colliers.com no later than two (2) weeks before the auction; (3) attend a scheduled open house or property inspection with their client; (4) attend the auction with their client; and (5) their client must be the successful High Bidder and close on the sale of the property. No Buyer Broker will be recognized for a buyer who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Auctioneer. No referral fees will be paid by the Seller, if the Buyer Broker, its agents, or a member of its immediate family is participating in the purchase of the property. An affidavit will be required certifying that the Buyer Broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. No oral registrations will be accepted. Buyer Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

CONDUCT OF THE AUCTION: Neither Seller nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the sole direction and discretion of the Auctioneer. Auction Day Announcements made from the podium supersede printed material. The Auction is open to registered bidders and invited guests. In the event of a dispute between bidders, the Auctioneer shall make the final decision to either accept the final bid, to re-offer/re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

AS-IS CONDITION – BINDING SALE. The property is being sold in its present condition with no representations or warranties, whatsoever, except for title, which is to be clear and marketable. It is being sold "as is where is - in its present condition, with all faults." Each bidder is relying on his/her own independent inspection of the real estate for its physical conditions, character, and suitability and fitness for purchaser's intended use and is not relying upon any representation of Sellers, Colliers, Dow & Condon, Inc., or any of their agents, representatives, personnel or staff.

DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS SUBJECT TO INDEPENDENT INSPECTION AND VERIFICATION BY ALL PARTIES RELYING ON IT. THIS SALE IS BEING CONDUCTED SUBJECT TO THE TERMS OF SALE AND THE REAL ESTATE PURCHASE AGREEMENT. NO LIABILITY FOR ITS INACCURACY, ERRORS OR OMISSIONS IS ASSUMED BY THE SELLER OR BROKER/AUCTIONEER. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. THIS OFFERING MAY BE WITHDRAWN, MODIFIED, OR CANCELED WITHOUT NOTICE AT ANY TIME. PROPERTY IS SUBJECT TO PRIOR SALE. THIS IS NOT A SOLICITATION OR OFFERING TO RESIDENTS OF ANY STATE OR JURISDICTION WHERE PROHIBITED BY LAW.

ALL POTENTIAL PURCHASERS WHO BECOME BIDDERS AT THIS AUCTION HAVE RECEIVED COPIES OF THESE TERMS OF SALE, HAD THEM ORALLY PRESENTED TO THEM ON AUCTION DAY, AND BY PLACING THEIR BIDS AGREE TO BE BOUND.

I CERTIFY THAT I HAVE READ THE CONTRACT, THE TERMS OF SALE, THE BIDDER INFORMATION PACKAGE, AND I HAVE INSPECTED THE PROPERTY THAT I AM BIDDING UPON AND I ACKNOWLEDGE THAT I AM BIDDING ON THE PROPERTY IN ITS AS-IS, WHERE-IS, WITH ALL FAULTS CONDITION. I ALSO WARRANT THAT I WILL ADHERE TO ALL AUCTIONEER INSTRUCTIONS AND REQUIREMENTS AND, IF THE SUCCESSFUL BIDDER, I WILL CLOSE AS CONTRACTED.

BIDDER INFORMATION PACKAGES

The package includes important due diligence information about the property, the offering and the auction program. Including but not limited to: property overview, photos, real estate tax information, property disclosures, legal description, preliminary title commitment, purchase and sale agreement, and terms of sale. Bidder information packages may be obtained by contacting Keith Kumnick at keith.kumnick@ct.colliers.com.

Would you like to receive more information about auctions? Please contact Mark Abood at mark.abood@colliers.com.

Keith Kumnick, SIOR
Principal & Treasurer
+1 860 616 4019
keith.kumnick@ct.colliers.com

Nick Melville
Associate
+1 860 239 4011
nick.melville@colliers.com

In cooperation with:

Mark Abood, ESQ.
Auctioneer
+1 216 239 5121
mark.abood@colliers.com