



Ranked in Top 06
Commercial Firms in US



FOR SALE OR LEASE

368 Killingly Road, Pomfret Center, CT 06259

10,000± SF INDUSTRIAL BUILDING PLUS PARTIALLY FINISHED 4,920± SF MEZZANINE

SALE PRICE: \$1,090,000 | LEASE RATE: \$12.00/SF NNN

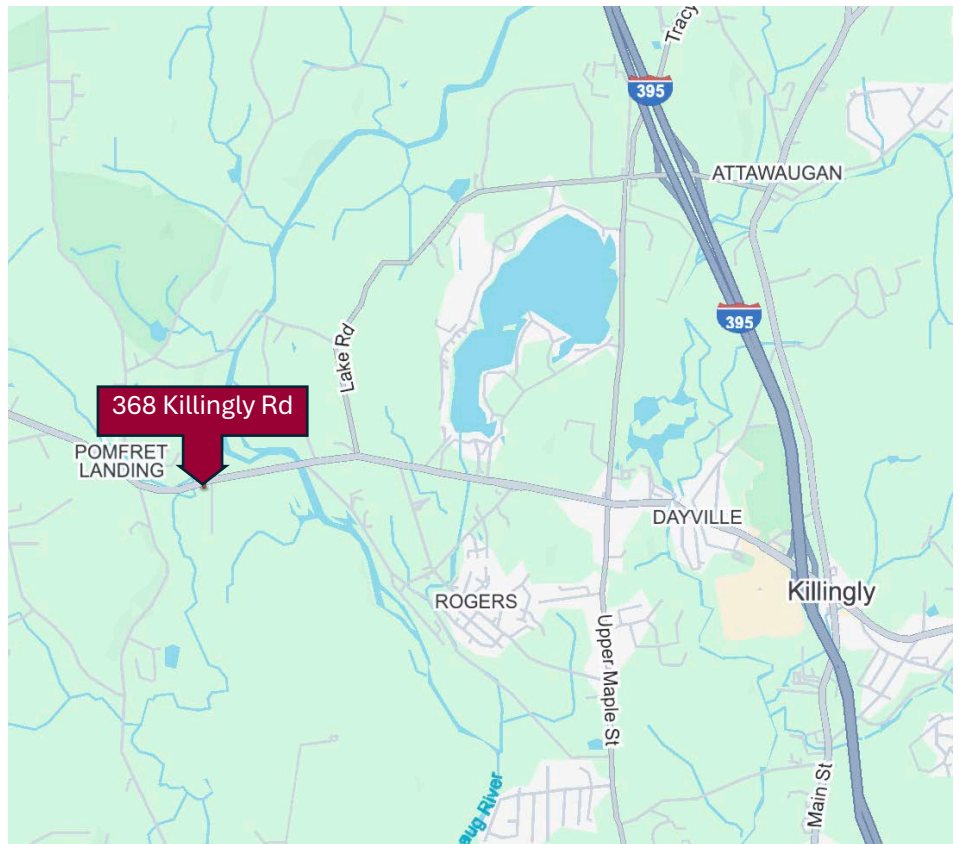
HIGHLIGHTS

- 10,000± SF Building plus partially finished 4,920± SF Mezzanine
- **Mezzanine and office area can easily be removed to make additional warehouse space**
- 3 Loading Docks: 2 Levelers
- 2 Drive-in Doors
- Clear Height: 20'
- Parking Ratio: 1.33/1000
- 2.30± Acres in the CV Zone
- I-395, Exit 41
- Many area amenities

CONTACTS

Kyleigh Caron | (860) 761-6004
kcaron@orlcommercial.com

Jay Morris | (860) 721-0033
jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

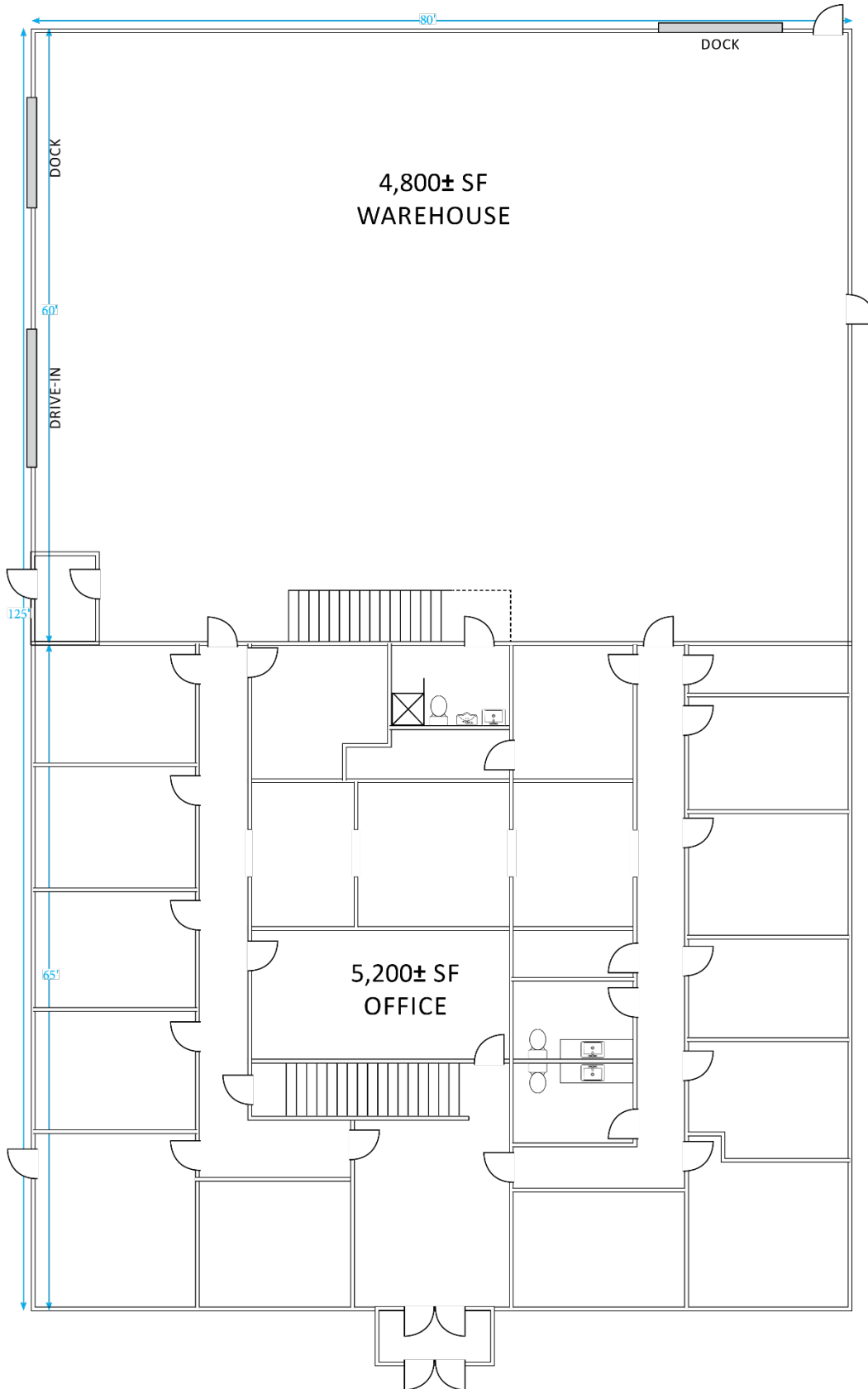
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

FOR SALE OR LEASE

SALE: \$1,090,000 | LEASE: \$12.00/SF NNN

368 Killingly Rd, Pomfret Center, CT

10,000± SF INDUSTRIAL BUILDING



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

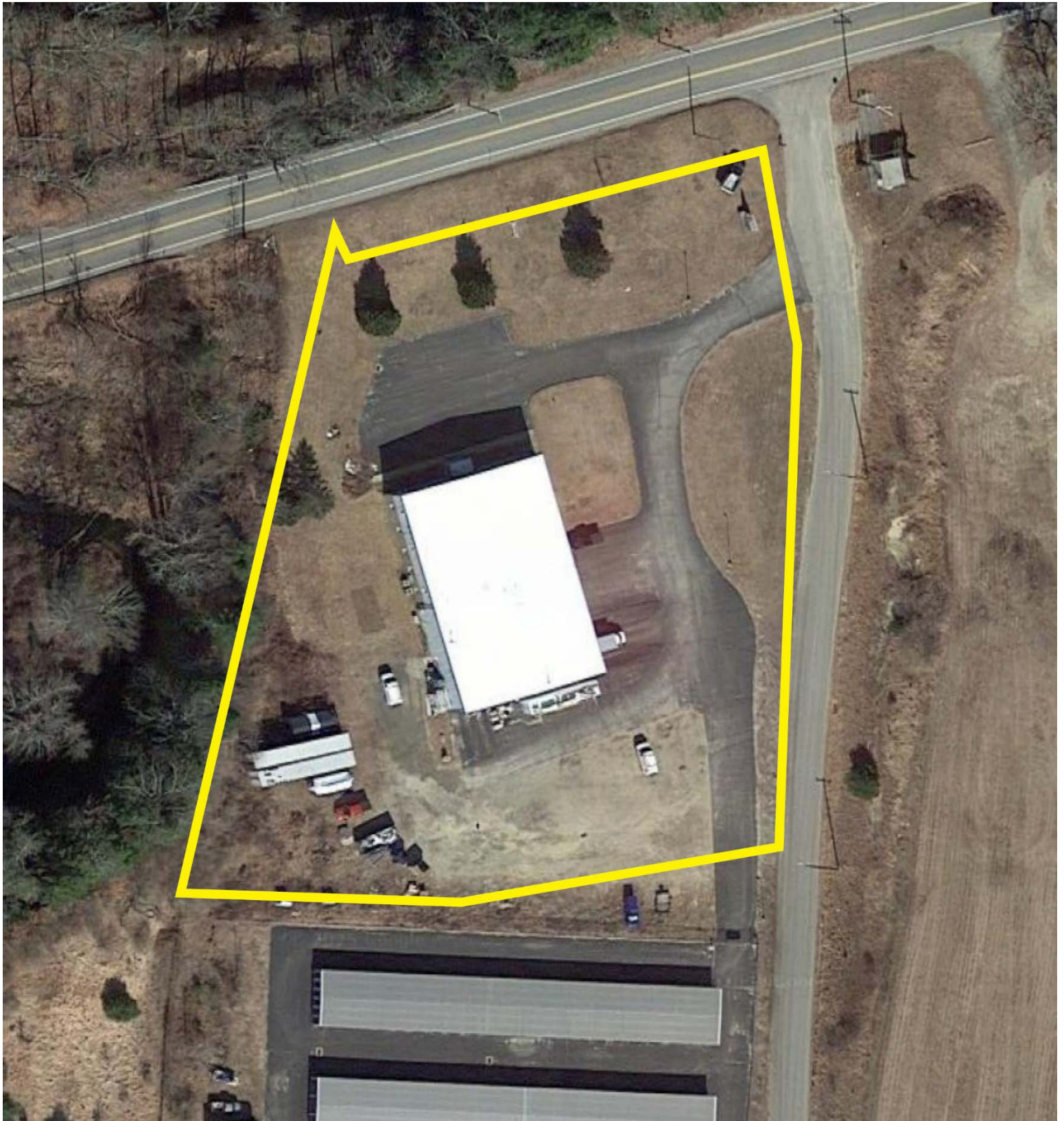
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

SALE: \$1,090,000 | LEASE: \$12.00/SF NNN

368 Killingly Rd, Pomfret Center, CT
10,000± SF INDUSTRIAL BUILDING

FOR SALE OR LEASE



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📞 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 3 OF 4



FOR SALE OR LEASE

SALE: \$1,090,000 | LEASE: \$12.00/SF NNN

368 Killingly Rd, Pomfret Center, CT

10,000± SF INDUSTRIAL BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 10,000± SF plus 4,920± SF partially finished mezzanine
 SPACE BREAKDOWN: 1 floor plus Mezzanine
 5,200± SF Office
 4,800± SF Warehouse
 1,560± SF Finished Mezzanine
 3,360± SF Unfinished Mezzanine
 CLEAR HEIGHT: 20' in warehouse
 LOADING DOCKS: 3 with 2 Levelers
 DRIVE-IN DOORS: 2
 CONSTRUCTION: Masonry
 ROOF TYPE: Gable/Hip, Metal Shingles
 YEAR BUILT: 1999

MECHANICAL EQUIPMENT

AIR CONDITIONING: In 5,200 SF Office
 HEAT: Gas, Forced Air-Duc
 SPRINKLERED: None
 ELECTRIC SERVICE: 400amp
 LIGHTING: Halogen

SITE INFORMATION

SITE AREA: 2.30± Acres
 ZONING: CV
 PARKING: 1.33/1000 Ratio
 SIGNAGE: On-Building & Pylon
 VISIBILITY: Excellent on Route 101
 HWY ACCESS: Rt. 72 to I-84 & Rt. 9

UTILITIES

SEWER: Septic
 WATER: Well
 GAS: Propane

TAXES

ASSESSMENT: \$643,500
 MILL RATE: Town – 19.89 | Fire – 0.835
 TAXES: \$13,336.54 (\$1.13/SF)

EXPENSES

RE TAXES: Tenant Landlord
 UTILITIES: Tenant Landlord
 INSURANCE: Tenant Landlord
 MAINTENANCE: Tenant Landlord

CONTACTS

Kyleigh Caron | (860) 761-6004

kcaron@orlcommercial.com

Jay Morris | (860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257