

LEASE

8 ROUTE 80 UNIT 1

8 Route 80 Killingworth, CT 06419



PROPERTY DESCRIPTION

Office space available for lease. This 1,800 sq. ft. unit (30' wide x 60' deep) offers a well-designed layout featuring 4 enclosed offices, 3 open offices, a conference area, and a full kitchen. The space also includes handicap-accessible men's and ladies' bathrooms, making it a convenient and functional option for a variety of businesses. Located with easy access to major routes, this property is ideal for office or professional use..

OFFERING SUMMARY

Lease Rate:	\$1,150.00
Available SF:	1,800 SF
Building Size:	17,450 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	52	154
Total Population	40	118	351
Average HH Income	\$154,470	\$157,108	\$156,323

Tom Cavaliere
(203) 907-7800



CLASS A OFFICE SPACE

8 Route 80 Killingworth, CT 06419



#1 OFFICE SPACE



Contact: Tom Cavaliere - tom.cavaliere@cbmoves.com (203) 907-7800



COLDWELL BANKER
REALTY

8 Route 80 , Unit# 1, Killingworth, CT 06419

\$1,150

**Active**

Office

Commercial For Lease

Listing ID : **24068974**
 Parcel Number: **997639**

DOM / CDOM: **492 / 492**
 County: **Middlesex**
 Neighborhood: **N/A**
 Is also for Sale/Lease: **/**
 Related Listing Number: **24068978**

Overview

Office space available for lease. This 1,800 sq. ft. unit (30' wide x 60' deep) offers a well-designed layout featuring 4 enclosed offices, 3 open offices, a conference area, and a full kitchen. The space also includes handicap-accessible men's and ladies' bathrooms, making it a convenient and functional option for a variety of businesses. Located with easy access to major routes, this property is ideal for office or professional use.

Structural/Parking Information

Year Built:	1940	Construction:	Frame
Number of Stories:		Roof:	Asphalt Shingle
Number of Units:		Foundation:	
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	1,800/Owner	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional SqFt Available:	
		Additional Space Available YN:	

Building Information

Present Use: _____ Tax Year: _____

Business Information

Business Name: _____ Year Business Established: _____
 Number of Employees: _____ Seating Capacity: _____
 Conforming Use: _____ Business Licenses: _____

Lease Information

Landlord Options:	Property is Also For Sale	Tenant Responsibilities:	Electricity, Heat, Hot Water, Liability Insurance, Maintenance/Repairs
Landlord Requirements:	Credit Check, Security Deposit, Lease Required, Annual Increase	Security Deposit Info:	2 Months
Landlord Responsibilities:		Build Out Allowance:	
Lease Info/Duration:	Three Years	Monthly Lease \$:	
Potential Use:		Remaining Years on Lease:	

HOA

Home Owner's Assoc.: **No** Association Fee Provides: _____
 Association Amenities: _____ Special Assessments / Details: **/**
 Association Fee / Frequency: **/**

Utility Information

Heat Type/Fuel:	Hot Air/Propane	Available Utilities:	Electric
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Private Well	Electric Phases:	
Sewage System:	Septic	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	1.92	Lot Description:	Level Lot
Zoning:	ID	In Flood Zone:	
Location:	Rural	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	Brochure
Road Frontage Feet Approx:		Traffic Count:	

Walk Score® : 4 Car-Dependent - Almost all errands require a car

Listing Information

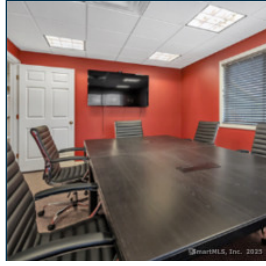
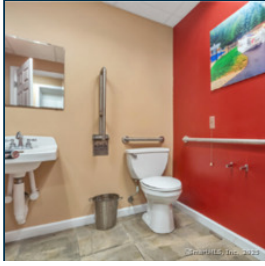
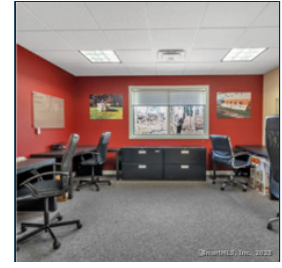
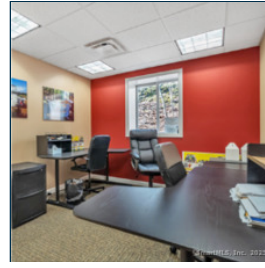
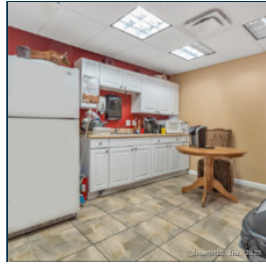
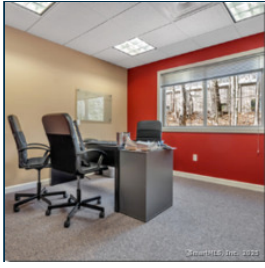
Directions:	RT 80	Date Available:	Negot
Sign:	Yes	Potential Short Sale / Comments:	/
		The following items are not included in this sale:	

Property Management

Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

Marketing History

List Price:	\$1,150	Entered in MLS:	01/15/2025
Previous List Price:	\$1,800	Contract Effective Date:	01/15/2025
Original List Price:	\$1,800	Start Marketing Date:	01/15/2025
Price Last Updated:	05/22/2026	Listing Last Updated:	05/22/2026
List Price as % of Assessed Value:		Sale Financing:	



Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 05/22/2026 11:16 AM

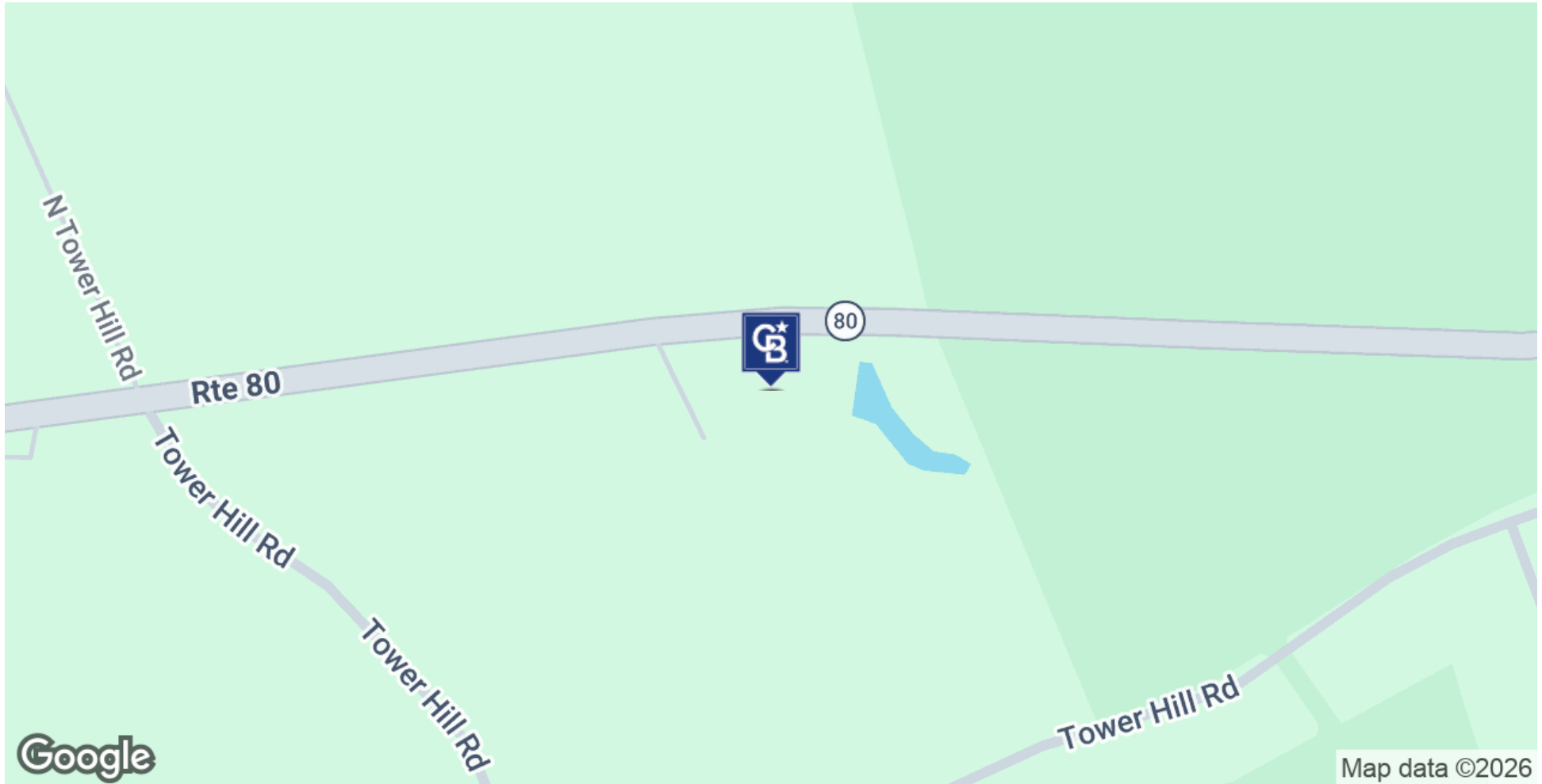
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SALE / LEASE

8 ROUTE 80

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(203) 907-7800



COLDWELL BANKER
COMMERCIAL
REALTY

SALE / LEASE

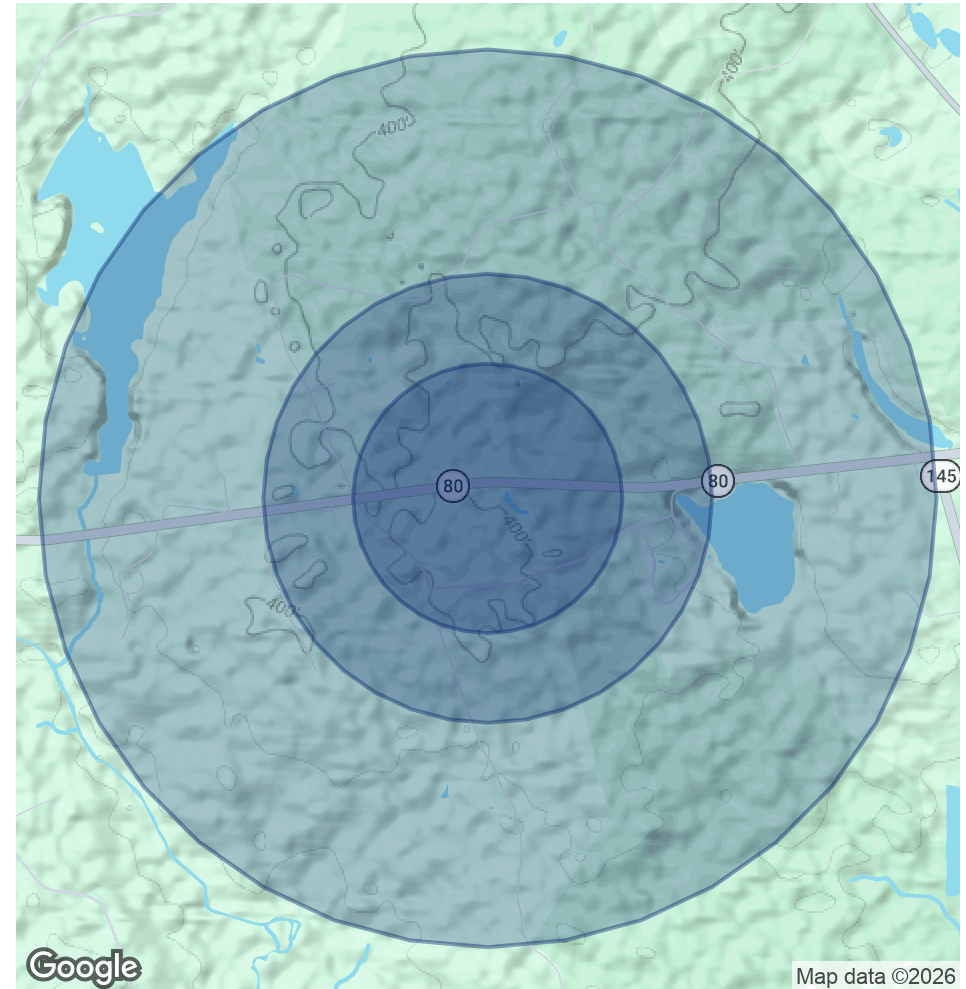
8 ROUTE 80

8 Route 80 Killingworth, CT 06419

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	40	118	351
Average Age	51	50	50
Average Age (Male)	50	49	49
Average Age (Female)	53	52	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	52	154
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$154,470	\$157,108	\$156,323
Average House Value	\$423,627	\$426,895	\$427,232

2020 American Community Survey (ACS)



Tom Cavaliere
(203) 907-7800



8 Route 80 -Killingworth CT Zoning Permitted Uses

In an industrial district there shall be permitted:

A.

Principal uses requiring site plan approval. The following principal uses, subject to the conditions specified in § 500-74, and buildings, subject to the conditions of § 500-75, only when specifically authorized in the particular instance by site plan approval by the Commission subject to the conditions prescribed in or pursuant to Article XXVI. An application for site plan review shall be prepared and submitted in the same manner as provided in Article XXVI for special exception applications.

(1)

The business of a motor vehicle repairer or limited repairer as defined in § 14-51 of the Connecticut General Statutes, as the same may from time to time be amended.

(2)

Newspaper plant, printing, photoengraving, and book binding, blueprinting and similar graphic reproduction service.

(3)

Radio and television broadcasting stations.

(4)

Public service building, including service yard.

(5)

Furniture manufacturing, woodworking and millwork.

(6)

Research laboratories.

(7)

Monument and stone cutting work.

(8)

Manufacture of optical goods, precision instruments, and surgical and dental instruments.

(9)

Assembling or treatment of articles from the following previously prepared materials: bone, cellophane, canvas, cork, feathers, felt, fiber, fur, glass, gypsum, hair, horn, leather, paper, plastics, precious metals or stones, shell, textiles, tobacco, wood, yarns, and portland cement.

(10)

Fabrication and installation of glass.

(11)

Extrusion and stamping of small metal products and plastics.

(12)

Metal fabrication, light and sheet metal, and machining of parts handled by hand.

(13)

Manufacture of electrical and electronic equipment.

(14)

Tool and die making, including incidental casting.

(15)

Manufacture of silverware and similar products.

(16)

Manufacture and assembly of toys, sporting goods, musical instruments, clocks and watches.

(17)

Building of boats and spars from wood, plastics, fiberglass or metal.

B.

Special principal uses requiring a special exception. The following principal uses and buildings only when specifically authorized in the particular instance by a special exception granted by the Commission subject to the conditions prescribed in or pursuant to Article **XXVI**.

(1)

Trash, rubbish, garbage or other refuse collection or processing enterprise.

(2)

Wholesale distributing establishments, storage warehouse and trucking terminals.

(3)

Lumber and building material storage and sales; storage and distribution of coal, coke, propane, and petroleum in underground tanks or in tanks above the ground not exceeding 1,000 gallons capacity, provided that such installations meet the regulations of the State Fire Marshal.

(4)

Manufacture, compounding, processing, packaging or treatment of beverages, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toilet supplies, and food

products, excluding fish, meat, sauerkraut, and vinegar and excluding also the rendering or refining of fats and oils.

(5)

Cleaning and dyeing establishment and rug cleaning.

(6)

Metal finishing, plating, grinding, polishing, cleaning, and rustproofing.

(7)

Earthmoving and construction contractors.

(8)

Medical marijuana dispensaries and production facilities subject to the conditions prescribed in or pursuant to Article **XXXVII**.

C.

Accessory uses. The following accessory uses are allowed, provided:

(1)

Signs. Any sign in conformance with the requirements prescribed therefor in Article **XVII**, Signs, of these regulations.

(2)

Mechanical equipment. Mechanical equipment, storage areas, service areas, trash receptacles, and similar accessory structures and uses shall be concealed within the roof or enclosed within a structure. Where this is not possible, mechanical elements shall be located so that they are not visible from public streets or adjacent residential areas. Mechanical equipment located at ground level shall be adequately screened and landscaped.

(3)

Caretaker's apartment. The dwelling or living quarters of a guard, caretaker, or superintendent within the main industrial building in the Industrial District. The number of bedrooms is limited to two when the area of the lot upon which the principal use is located is two or more acres and is limited to one when the area of the lot upon which the principal use is located on less than two acres.

§ 500-74 Conditions for principal uses.

[Amended 5-21-2013]

Each use permitted under § **500-73** shall conform to the following special conditions:

A.

General. No land or buildings in the Industrial District shall be used for any purpose that fails to meet the following criteria:

(1)

The use shall be carried on in such a manner and with such precautions against fire and explosion hazards as to produce no serious exposure hazard to adjacent property, and the storage of all flammable or explosive materials shall be in a manner approved the Fire Marshal;

(2)

The use shall emit no offensive odors perceptible from any property line of the lot on which the operation is located and shall emit no noxious, toxic, or corrosive fumes or gases;

(3)

Except for a properly constructed and operating septage disposal system for which a permit has been issued by the Town Director of Health, the use shall not involve the emission or discharge into the earth, watercourse or wetland of any waste substance, solid or liquid, which contaminates or renders unclean or impure any earth product, watercourse or wetland; and

(4)

All buildings shall conform to all applicable building and safety codes.

B.

Odor, dust and smoke. No such emissions shall be discernible beyond the property line or, in the case of multiple use of the property, beyond 100 feet of the building generating the emission, except that in no case shall the discharge from any source exceed the following limits:

(1)

Smoke measured at the point of discharge into the air shall not exceed a density of No. 1 on the Ringelmann Smoke Chart as published by the United States Bureau of Mines, except that a smoke of a density not darker than No. 2 on the Ringelmann Chart may be emitted for not more than four minutes in any 1/2 hour;

(2)

Lime dust, as calcium oxide, measured at the property line of any lot on which the activity creates such dust shall not exceed 10 micrograms per cubic meter of air;

(3)

Total particulate matter measured at all stacks or other points of emission to the air shall not exceed 30 grams per hour per acre of land included in the lot;

(4)

All measurements of air pollution shall be by procedures and equipment which shall be of the latest generally recognized development and design readily available; and

(5)

No open burning will be permitted.

C.

Noise. All noise shall be muffled so as not to be objectionable due to intermittence, beat, frequency, or shrillness as measured at any property line of the lot.

[Amended 11-1-2016]

D.

Heat, glare, vibration and radiation. No heat, glare or vibration shall be discernible without instruments from the outside of any structure, and vibrations in the form of earthborn oscillations shall not cause displacement at any lot line exceeding the limits prescribed in § **500-29**. No nuclear radiation shall be discernible with or without instruments from the outside of any structure.

E.

Exterior lighting. No exterior lighting shall shine on adjacent properties or towards any roadway in such a manner as to create a nuisance.

F.

Storage. All materials, supplies and equipment shall be stored within the structure in accordance with fire prevention standards of the National Fire Protection Association or shall be screened from view from public ways or abutting properties.

§ 500-75 Conditions relating to building.

No building or enlargement by greater than 50% of a building shall be built or placed in an industrial district and, except as provided in § **500-76**, no buildings in such district shall be used for a use permitted in such district except in conformity with the following conditions:

A.

Landscaping.

(1)

Before commencing any use of such building or enlargement, landscape planting, including trees, shrubs, and grass or ground cover, shall be provided and permanently maintained by the owner in the area required for setback from property and street lines and specifically:

(a)

All lots used in an industrial district shall provide a strip of land not less than six feet wide, adjacent to and extending for the length of the street line, which strip shall be put in lawn

or otherwise suitably landscaped and planted. Such strip may be transversed by not more than two driveways, and one additional driveway for each 200 feet of frontage of the lot in excess of 300 feet. Not more than 60% of the area of the required setback from the street shall be used for driveways or for parking, and the balance shall be put in lawn or suitably landscaped and planted and shall at all times during use of such building or enlargement be maintained in good appearance. Parking in the required setback from the street shall be for passenger vehicles only, and no portion of the required setback shall be used for storage or for any purpose except as herein provided.

(b)

Any tree of more than 10 inches in caliper (diameter) measured a yard above the ground shall be shown on plot plans and shall be maintained unless it hampers utilities, structures or reasonable working room during construction.

(c)

All other existing natural growth shall be preserved and maintained where practicable.

(d)

Where a property adjoins a residence district on the side or rear, a greenbelt shall be planted and maintained at 30 feet in depth, including conifers planted in no fewer than two rows no further than 7.5 feet apart with trees planted no fewer than 15 feet apart along each row, staggered to provide maximum screening, and using trees not less than two inches in caliper at time of planting.

[Amended 5-18-2004]

(2)

The Commission may require more extensive plantings, or more mature plantings, if unusual conditions demand more extensive screening and noise abatement.

[Amended 11-1-2016]

(3)

Whenever the owner or occupant desires to commence the permitted use of such building or enlargement before providing the landscape planting prescribed hereunder, the Commission may extend the time to a date certain following commencement of such use, but not exceeding six months, upon application by such owner or occupant, if in the opinion of the Commission provision of such landscape planting cannot be made before commencing such use solely because normal seasonal or abnormal unseasonable weather and soil conditions present an unreasonable risk of planting failure.

B.

Storage areas. Storage areas for materials, supplies and products shall not be located in the front of the building, and, before commencing any such use of such building or enlargement, all such areas shall be screened by planting, landscaping or fencing.

C.

Loading and unloading areas. Loading and unloading platforms shall be located at the rear of the building or enlargement; areas used for loading and unloading shall be screened from adjacent roadways and properties by planting, landscaping or fencing.

§ 500-76 Existing industrial buildings.

Any building existing on June 10, 1977, which was previously designed, built or used for a use permitted in an industrial district may be used for such use without compliance with the conditions specified in § **500-75**.

§ 500-77 Required characteristics. [1]

The lot and the buildings involved in any use in an industrial district shall conform to the following characteristics; provided, however, that where any lot line is in or abuts a residence district, the setback from any such lot line shall be 80 feet. No setback which is defined by a lot line that abuts a railroad right-of-way shall be required for any lot in an industrial district.

A.

Minimum lot area: two acres.

B.

Minimum lot rectangle: 175 feet by 300 feet.

C.

Front setback: 75 feet.

D.

Side setbacks, each: 30 feet.

E.

Rear setback: 30 feet.

F.

Maximum building coverage: 15%.

G.

Maximum building height: 30 feet.

H.

Impervious surfaces coverage: 50%.

[Added 8-2-2011]

[1]

Editor's Note: See also Appendix 1.