

SALE / LEASE

8 ROUTE 80

8 Route 80 Killingworth, CT 06419



PROPERTY DESCRIPTION

Exceptional industrial property offering 18,500 sq. ft. of building space on 1.92 acres. This property is fully equipped with modern amenities, including 800-amp, 3-phase underground electrical (installed in 2017), LED lighting throughout (installed in 2017), and underground internet data cabling. The HVAC & plumbing system features a forced hot air propane heating system (installed in 2016). A complete interior and exterior remodel was completed in 2018, ensuring a move-in-ready space for various industrial uses. The property also includes a comprehensive security system with fire, burglar, and video surveillance. With large parking areas suitable for vehicles, equipment, RVs, boats, and more, this space offers versatile use with interior overhead doors connecting warehouse areas for flexibility. Located in an industrial zoning district, this property is perfect for a variety of business operations.

PROPERTY HIGHLIGHTS

- Building size: 18,500
- Land Size: 1.92 acres

OFFERING SUMMARY

Sale Price:	\$1,799,000
Lease Rate:	\$1,450.00 - 4,200.00 per month
Number of Units:	5
Available SF:	1,069 - 8,040 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



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PROPERTY FOR LEASE / SALE

8 Route 80 Killingworth, CT 06419



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



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PROPERTY HIGHLIGHTS

8 Route 80 Killingworth, CT 06419

Property Overview:

Discover an exceptional industrial property in the heart of Killingworth, CT on State Route 80. This expansive facility spans 18,500 sq ft and is situated on 1.92 acres of prime industrial land. Perfectly designed for versatility, this property offers a combination of modern office spaces, secure warehouse areas, and ample parking making it an ideal choice for businesses looking to expand or establish a presence in the region.

Building Highlights:

Building Size: 18,500 sq ft

Land Area: 1.92 acres

Electrical: 800 AMP, 3-phase underground (installed in 2017)

Lighting: LED lighting throughout (installed in 2017)

Internet: Underground data cable installed

HVAC & Plumbing: Forced hot air, propane heating system (installed in 2016)

Renovations: Complete interior and exterior remodel (2018)

Security: Comprehensive security system including fire, burglar, and video surveillance

Environmental Reports: Phase #1 & #2 available and clean; bank financeable

Accessibility: All warehouse spaces feature connecting interior overhead doors for flexible use

Parking: Large parking areas suitable for vehicles, equipment, RVs, boats, etc.

Zoning: Industrial

Office Spaces #1

1st Floor Office:

Size: 1,800 sq ft

Layout: 30' wide x 60' deep

Features:

- 4 enclosed offices
- 3 open offices
- Conference area
- Full kitchen
- Men's and ladies' bathrooms (handicap accessible)

2nd Floor Office:

Size: 1,800 sq ft

Layout: 30' wide x 60' deep

Features:

- 5 enclosed offices
- Conference room
- Two open spaces
- Kitchen
- Bathroom
- Separate access

Warehouse #4

Size: 8,040 sq ft

Dimensions: 134' wide x 60' deep

Features:

- Four overhead doors (13.5' wide x 11.9' high)
- Ceiling height at peak: 19.2'; eaves: 13.5'
- LED motion-activated lighting
- New roof installed in 2025
- Ground-level height and unheated
- Interior overhead door connects to other spaces

Warehouse #2 (Heated):

Size: 3,960 sq ft

Dimensions: 60' wide x 66' deep

Features:

- Two exterior overhead doors (14' wide x 10.8' high)
- Ceiling height: 11.8'
- LED motion-activated lighting
- Forced hot air propane heating
- 10,000 lbs. car lift (installed in 2024)
- Office with mechanic sink
- Men's and ladies' bathrooms (handicap accessible)
- New EPDM roof installed in 2020

Warehouse #3 (Loading Dock):

Size: 1,069 sq ft

Dimensions: 34.5' wide x 31' deep

Features:

- One exterior overhead door (9.8' wide x 8.6' high)
- Ceiling height: 9'6"
- Concrete construction
- Loading dock accommodates 53' tractor trailer
- LED lighting
- 4' man door

Garage (Free Standing Building #5):

Size: 1,740 sq ft

Dimensions: 29' wide x 59.5' deep

Features:

- Overhead door (20.5' wide x 11.5' high)
- Man door (36")
- Additional overhead door (7.8' wide x 7.8' high)
- Ceiling height: 11'6"
- Metal building (non-heated)

Investment Opportunity:

This property is an ideal investment for businesses seeking a well-equipped facility with room for growth. The combination of office and warehouse spaces, along with modern improvements and strong infrastructure, makes this property a valuable asset.

For Inquiries:

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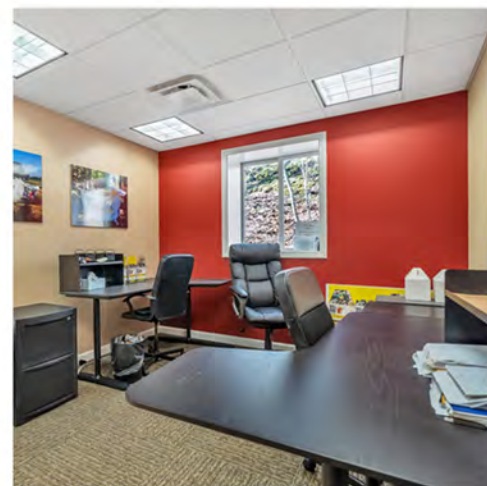
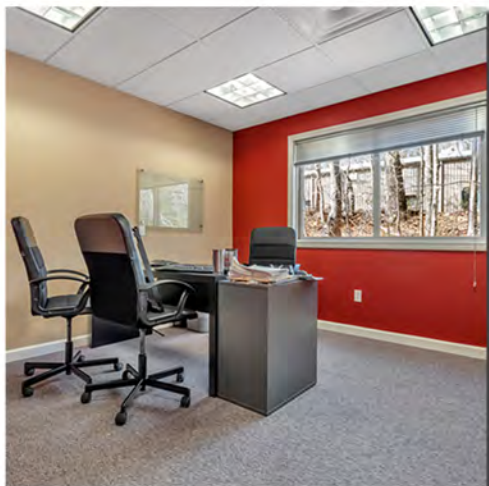
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CLASS A OFFICE SPACE

8 Route 80 Killingworth, CT 06419



#1 OFFICE SPACE



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



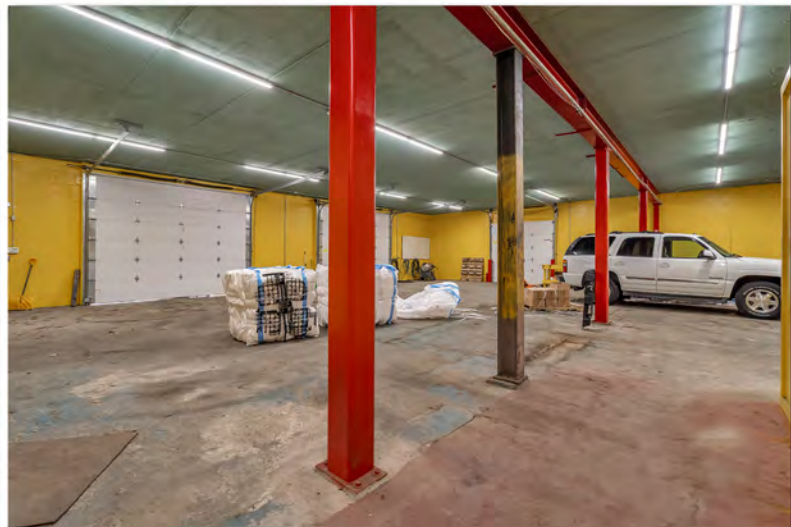
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HEATED WAREHOUSE SPACE

8 Route 80 Killingworth, CT 06419



#2 HEATED WAREHOUSE SPACE

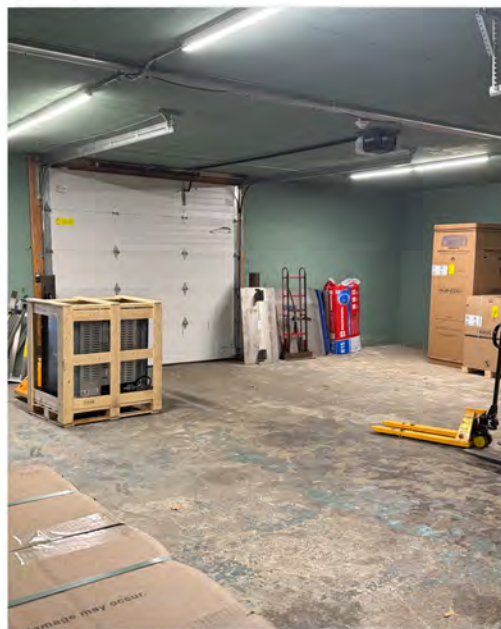


LOADING DOCK WAREHOUSE SPACE

8 Route 80 Killingworth, CT 06419
1069 SQFT



#3 WAREHOUSE

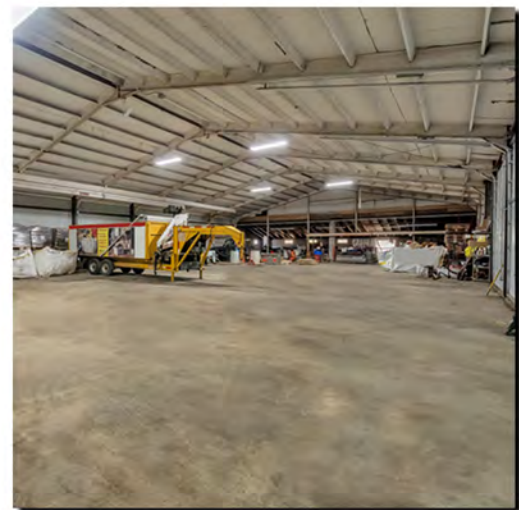
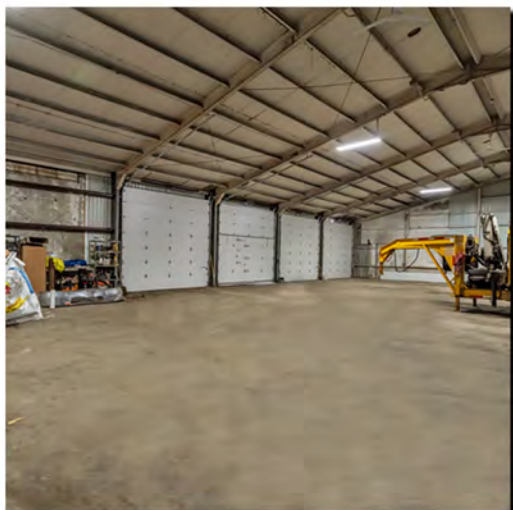


CLEAR SPAND WAREHOUSE

8 Route 80 Killingworth, CT 06419



#4 WAREHOUSE SPACE



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

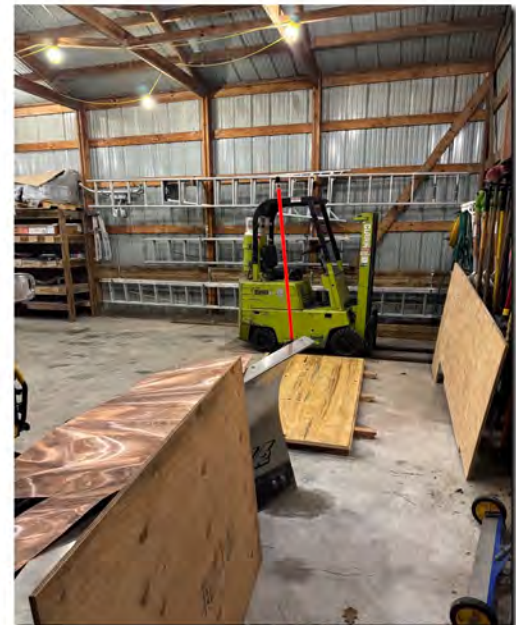


FREE STANDING WAREHOUSE GARAGE SPACE

8 Route 80 Killingworth, CT 06419



#5 WAREHOUSE SPACE



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



Tom Cavaliere, LIC # REB.0110396

Phone: (203) 907-7800

Email: tom.cavaliere@cbmoves.com

8 Route 80, Killingworth, CT 06419

\$1,799,000



Active	Industrial, Office
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Commercial For Sale		DOM / CDOM:	92 / 92
Listing ID :	24068978	County:	Middlesex
Parcel Number:	997639	Neighborhood:	N/A
		Complex Name:	
		Is also for Sale/Lease:	/

Overview

Exceptional industrial property offering 18,500 sq. ft. of building space on 1.92 acres. This property is fully equipped with modern amenities, including 800-amp, 3-phase underground electrical (installed in 2017), LED lighting throughout (installed in 2017), and underground internet data cabling. The HVAC & plumbing system features a forced hot air propane heating system (installed in 2016). A complete interior and exterior remodel was completed in 2018, ensuring a move-in-ready space for various industrial uses. The property also includes a comprehensive security system with fire, burglar, and video surveillance. With large parking areas suitable for vehicles, equipment, RVs, boats, and more, this space offers versatile use with interior overhead doors connecting warehouse areas for flexibility. Located in an industrial zoning district, this property is perfect for a variety of business operations.

Structural/Parking Information

Year Built:	1940	Construction:	Frame, Masonry, Metal
Number of Stories:		Roof:	Asphalt Shingle, Metal
Number of Units:	5	Foundation:	
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	18,500/Owner	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	1
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	3600
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	14809
Commercial Features:	Loading - Dock Height, Security System	Residential SqFt:	
Exterior Features:	Doors - 10-15 ft, Lighting, Loading Dock/Grade, Doors - under 10 ft		

Building Information

Present Use:		Tax Year:	July 2024-June 2025
Potential Use:		Taxes:	\$13,577
Business Included:		Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	24.22	Gross Annual Expense:	
		Net Operating Income:	

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Industrial	4						
Office	1						

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**
 Cooling: **Central Air**
 Hot Water System:
 Water Service: **Private Well**
 Sewer Service:
 Sewage System: **Septic**
 Annual Sewer Fee/Assessment:

Available Utilities: **Electric**
 Electric Voltage:
 Electric Amperage:
 Electric Phases:
 # of Electrical Services:

Lot & Location

Acres: **1.92**
 Zoning: **ID**
 Location: **Rural**
 Road Frontage Description: **State Road**
 Road Frontage Feet Approx:
 Traffic Count:

Lot Description: **Level Lot**
 In Flood Zone:
 Elevation Certificate:
 Available Documents: **Brochure, Environmental Site Assess. (Phase 1),
 Environmental Site Assess. (Phase 2)**

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

Listing Information

Directions: **RT 80**
 Sign: **Yes**

Acceptable Financing:
 Date Available: **Negot**
 Potential Short Sale / Comments: **No /**
 The following items are not included in this sale:

Property Management

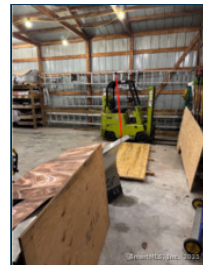
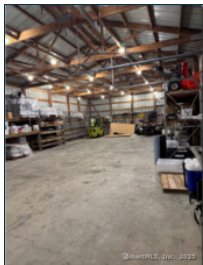
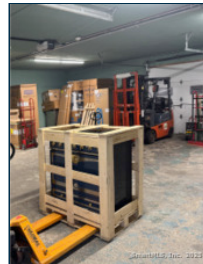
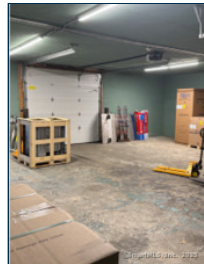
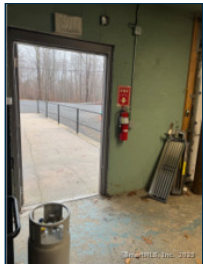
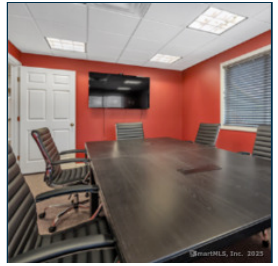
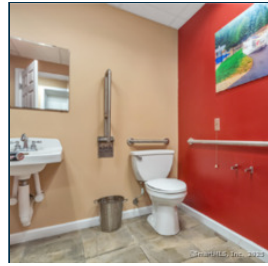
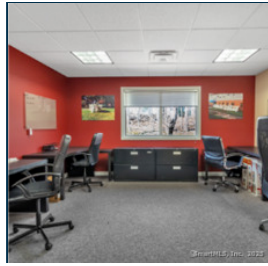
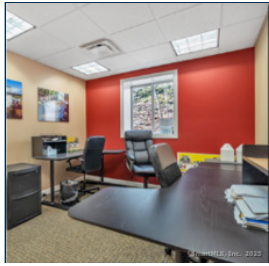
Property Management Type:
 Property Management Company:
 Property Management Company Phone:

Property Manager:
 Property Manager Phone/Email: **/**

Marketing History

List Price: **\$1,799,000**
 Previous List Price: **\$1,950,000**
 Original List Price: **\$2,199,000**
 Price Last Updated: **04/17/2025**
 List Price as % of Assessed Value: **321%**

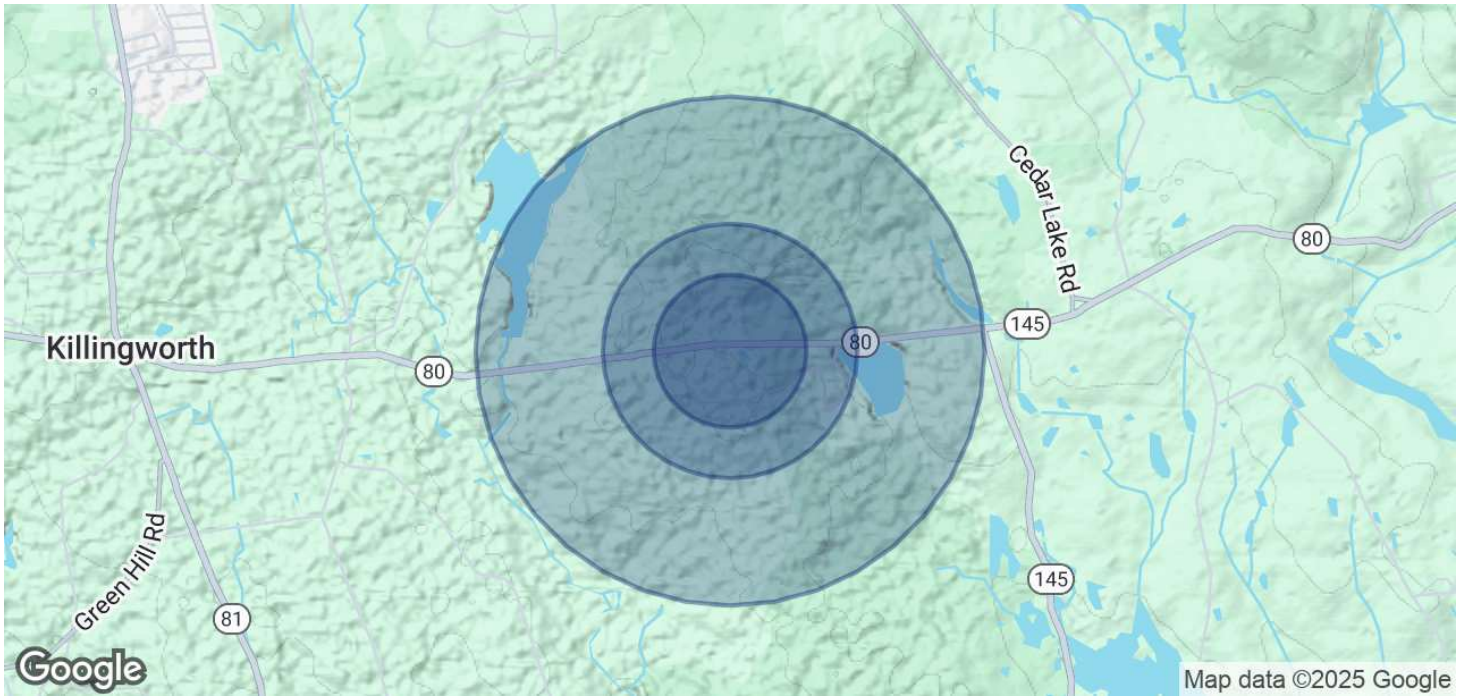
Entered in MLS: **01/15/2025**
 Listing Contract Date: **01/15/2025**
 Listing Last Updated: **04/17/2025**
 Sale Financing:



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

Demographics data derived from AlphaMap

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8 Route 80, Killingworth

1/15/2025 2:18:54 PM

Scale: 1"=100'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



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.