



A 7,200 SF Woodworking Facility, Lt. Industrial, Warehouse Distributio

7,200 Sqft - 14 CT-80, Killingworth, Connecticut 06419

Property **Description**

FOR LEASE: A 7,200 SF Turnkey woodworking shop completely equipped with machinery in place which may be purchased and financed from building owner. Building may also be leased as a light industrial or warehouse/distribution facility. The Building features 1 truck dock and 4 overhead drive-in doors, two 400-amp, 3-phase electrical services and 16 ceilings. Located on CT-80 with easy routes to I-95 N/S and CT-9 N/S.

Availability

Listing Type: **For Lease**

Property Type: **Warehouse/Industrial/Lt, Industrial**

Price: **\$7**

Price Type: **SF + Utils**

Address **Map**

Address: **14 CT-80, Killingworth, Connecticut 06419**

Country: **US**

State: **CT**

City: **Killingworth**

Zipcode: **06419**

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Amps: **400**

Phase: **III**

Assessment

Land: **\$140,000**

Building: **\$176,000**

Total: **\$316,900**

Mill Rate: **27.47**

Taxes: **\$8,705**

A/S Ratio: **70**

Transportation

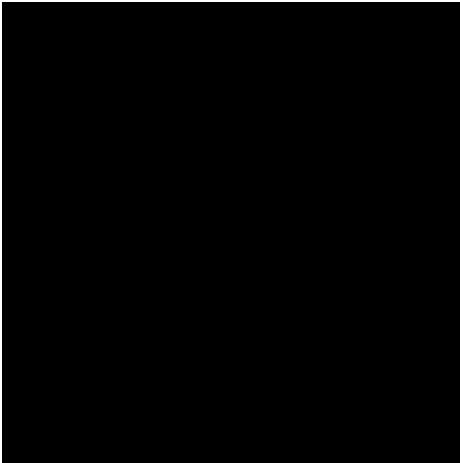
Bus Service: **Yes**

Distance: **Street**

Turnpike: **I-95**

Exit: **64**

Agent Info



Kevin Geenty

www.GeentyGroup.com

203.488.1005

203.507.7814

203.481.6552

Kevin@GeentyGroup.com

203.488.1005 - 765 East Main Street