



14 ROUTE 80 - KILLINGWORTH

A 7,200 SF TURNKEY WOODWORKING SHOP/LIGHT INDUSTRIAL BUILDING

\$7.00/SF

+ UTILITIES

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.

Present Use: Woodworking facility

Potential Use: Same, or Lt. Industrial, Warehouse/Distribution

Directions: GPS Friendly

<u>AVAILABILITY</u>	SF Available:	7,200	Ceiling Height:	16'	Overhead Doors:	4	Minimum	3,000 SF
	SF Available Office:		Ceiling Height:		Truck Docks:	1	Subdivide:	
<u>BUILDING INFORMATION</u>	Stories:	1	Ceiling Height:		Overhead Doors:	4	Size:	10' x 10'
	First Floor Area:	7,200 SF	Ceiling Height:		Truck Dock(s):	1	Size:	
	Second Floor Area:		Ceiling Height:		Year Built:	1969		
	Third Floor Area:		Ceiling Height:		Condition:	Excellent		
	Other Floor Areas:		Ceiling Height:		Construction Type:	Pre-Engineered Insulated Steel		
	Office Area:	400 SF	Ceiling Height:		Roof:	Insulated Steel/Gabled		
<u>LAND</u>	Total Floor Area:	7,200 SF			Lin. Ft. Clear Span:			
	Lot(s):	One			Frontage:	100'		
	Area SF:	87,000 SF			Depth:	Varies		
	Acres:	2			% Land Coverage:	20		
	Parking:	15+			% Building Coverage Permitted:	30		
	Zoning:	I-1			Condition of site:	Level		
	Restrictions/Easements:							

<u>Utilities</u>		<u>Mechanical Equipment</u>		<u>Assessment</u>		<u>Transportation</u>	
Water:	Well	Elevator Size:	N/A	Land:	\$140,000.00	Bus Service:	Yes
Gas:	Propane	Heating:	Propane Hot Air	Building:	\$176,900.00	Distance:	Door
Volts:	240	Air Conditioning:	No	Total:	\$316,900.00	Turnpike:	I-95
Amps:	800	Sprinkler:	No	Mills:	27.47	Exit:	64
Phase:	III	Other Equipment:	Fully Equipped	Taxes:	\$8,705.00		
Sewer:	Septic		Woodworking shop	A/S:	70		

Kristin Geenty

203-488-1005

Kris@GeentyGroup.com

Kevin Geenty

203-488-1005

Kevin@GeentyGroup.com

Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

The **GEENTY GROUP**, Realtors • 765 East Main Street • Branford, CT 06040

Tel: 203.488.1005 Fax: 203.481.6552

Email: info@geentygroup.com

www.geentygroup.com



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