



8 ROUTE 80, KILLINGWORTH

\$6.92/SF + Util.

THE BULL BAG BUILDING

FOR LEASE: A 5,200 SF warehouse or shop space in a multi-tenanted building. The space is 86' wide by 60' deep. There is an at grade overhead door – 15' wide by 12' high. 16' clear ceiling height. Space is mostly clear span. Heavy electric. The space is not heated but Tenant may install heating if they wish. There is no office area in the space. There is some outside storage or truck parking.

Present Use: Storage

Potential Use: Storage, Warehouse Distribution or a Light Industrial use

Directions: Route 80 to Killingworth Center. North about 2 miles on right.

<u>AVAILABILITY</u>	SF Available: 5,200 SF SF Available Office:	Ceiling Height: 16' Ceiling Height:	Overhead Doors: 1 – 15' x 12' Truck Docks: None	Minimum 5,200 SF Subdivide:
<u>BUILDING INFORMATION</u>	Stories: 1 plus First Floor Area: 20,000 SF Second Floor Area: 1,500 SF Third Floor Area: Other Floor Areas: Office Area: 3,000 SF Total Floor Area: 20,000 SF	Ceiling Height: Varies Ceiling Height: 8' Ceiling Height: Ceiling Height:	Overhead Doors: 3 Truck Dock(s): 1 Year Built: 1950 Condition: Very Good Construction Type: Masonry & Insulated Steel Roof: Varies Lin. Ft. Clear Span: Varies	Size: Varies Size: 8' x 8'
<u>LAND</u>	Lot(s): 1 Area SF: Acres: 4.9 Parking: Ample Zoning: 1D Restrictions/Easements:		Frontage: 110' Depth: Varies % Land Coverage: % Building Coverage Permitted: 30% Condition of site:	Mostly level & dry
<u>Utilities</u>	<u>Mechanical Equipment</u>	<u>Assessment</u>	<u>Transportation</u>	
Water: Well Gas: Propn Volts: 220 Amps: 100 Phase: 1 Sewer: Septic	Elevator Size: N/A Heating: None Air Conditioning: None Sprinkler: None Other Equipment: None	Land: Building: Total: Mills: 23.22 Taxes: By Landlord A/S: 70%	Bus Service: No Distance: N/A Turnpike: I-95 Exit: 63	

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



The GEENTY GROUP, Realtors