



864 Wethersfield Avenue
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Property Summary

Industrial For Sale

ADDRESS: 127 Rock Avenue
Killingly, CT 06239

Directions: From Hartford, take I-84 East to Exit 69. Turn right onto CT-74 toward Putnam. Turn left onto US-44 East. Continue onto CT-101 East. Turn right onto Upper Maple Street. Turn left onto Rock Avenue.

Sale Price: \$1,600,000



BUILDING

Total Square Feet:	33,000+/-
Available Sq. Ft.	33,000+/-
Will Subdivide to:	33,000+/-
Office Space:	2,400 SF
Restrooms:	4 & locker room
Column Spacing:	N/A
Loading docks:	N/A
Drive-in-doors:	Multiple
Ceiling height:	Varies
Roof type:	Shingle/metal
Construction:	Steel/wood/block
# Floors:	
Floor Type:	Concrete/wood
Year built:	1980-95

UTILITIES

Sewer Public/Septic:	Septic
Water Public/Well:	Well
Gas Natural/Propane:	Available
Electric Service:	On Site
Volt:	Amp: 480 Phase: 3
Environmental Assessment:	No

MECHANICAL EQUIPMENT

Office A/C:	Yes
Shop A/C:	No
Sprinklers:	No
Office Heat:	Electric
Shop Heat:	Oil
Other:	

TAXES

Total Assessment:	\$697,130
Last Reval:	
Building:	\$403,830
Land:	\$293,300
Other:	-
Mill Rate/Year:	27.31 / 2017-2018
Taxes:	\$19,038.64
Taxes PSF:	\$0.58

LAND

Area:	22.63 acres
Zoning:	Industrial
Rail on site:	Yes
Parking:	Ample

COMMENTS: Existing business, e.g.exotic wood lumber yard. Real estate only is for sale. Eight covered structures, including office, warehousing, processing, sales and distribution. 18,000sf walled, 15,000sf covered open sheds. Property clear and level, Perimeter fenced - chain link/barbed. Buildings in good condition, warehouse, manufacturing areas, open sheds. 8 total buildings plus 3 story dust collector. Several large Industrial drying kilns. Separate house office and sales. Abuts Rail. Natural Gas Available. 2 miles interstate. Zoned industrial. Abuts community college.