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# Warehousing/Distribution; Light Manufacturing/Office; Mixed Use Possible

## 364 Putnam Pike | Killingly, CT 06241

364 Putnam Pike (Rte 12) is in excellent condition; rewired, re-plumbed, new roof, windows and dormers, sandblasted interior. There is 16,000 SF of reinforced concrete floors, loading docks, public sewer and water. The property is adjacent to Killingly Industrial Park and Putnam Tech Park and Industrial Park. This is an ideal situation for mixed use including residential and retail. Located close to Worcester, Boston, Providence, Foxwoods and Mohegan Sun Casinos.

### FEATURES

- 105,000 SF total
- 75,000 SF for lease
- Sub-dividable to 2,000 SF
- 8,000 SF office
- 3 loading docks & 1 drive-in door
- A/C in created office space
- 11 acre site with ample parking
- 1/8 mile from I-395, Exit 43

Sale Price:

**\$1,200,000**

Lease Rate:

**\$2.50-\$5.00** /SF NNN

Contact

**Peter Lange**

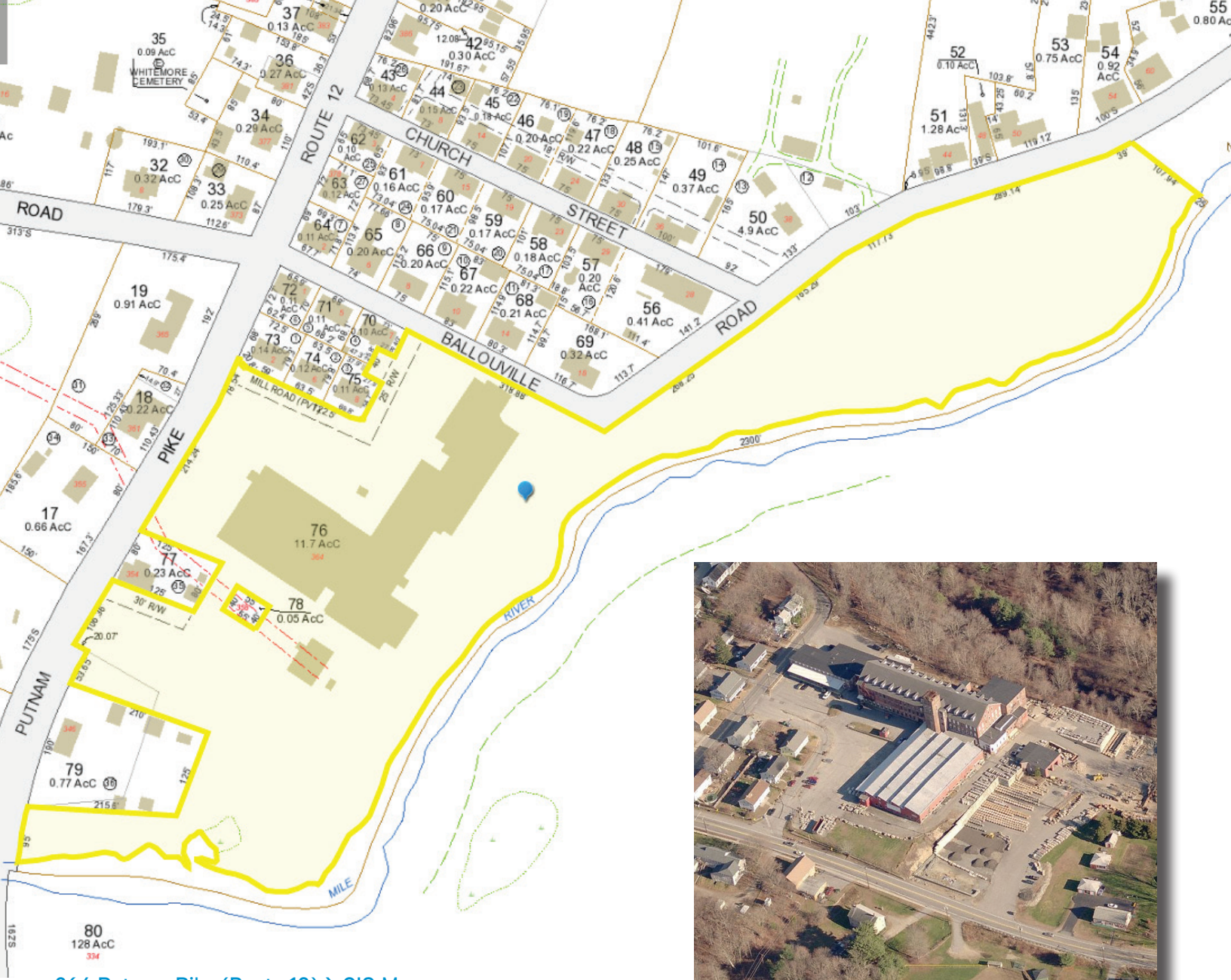
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364 Putnam Pike (Route 12) > GIS Map

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