

Up To  
1,300,000 SF  
Available



# KILLINGLY BUSINESS PARK

Westcott Road, Killingly, CT 06239



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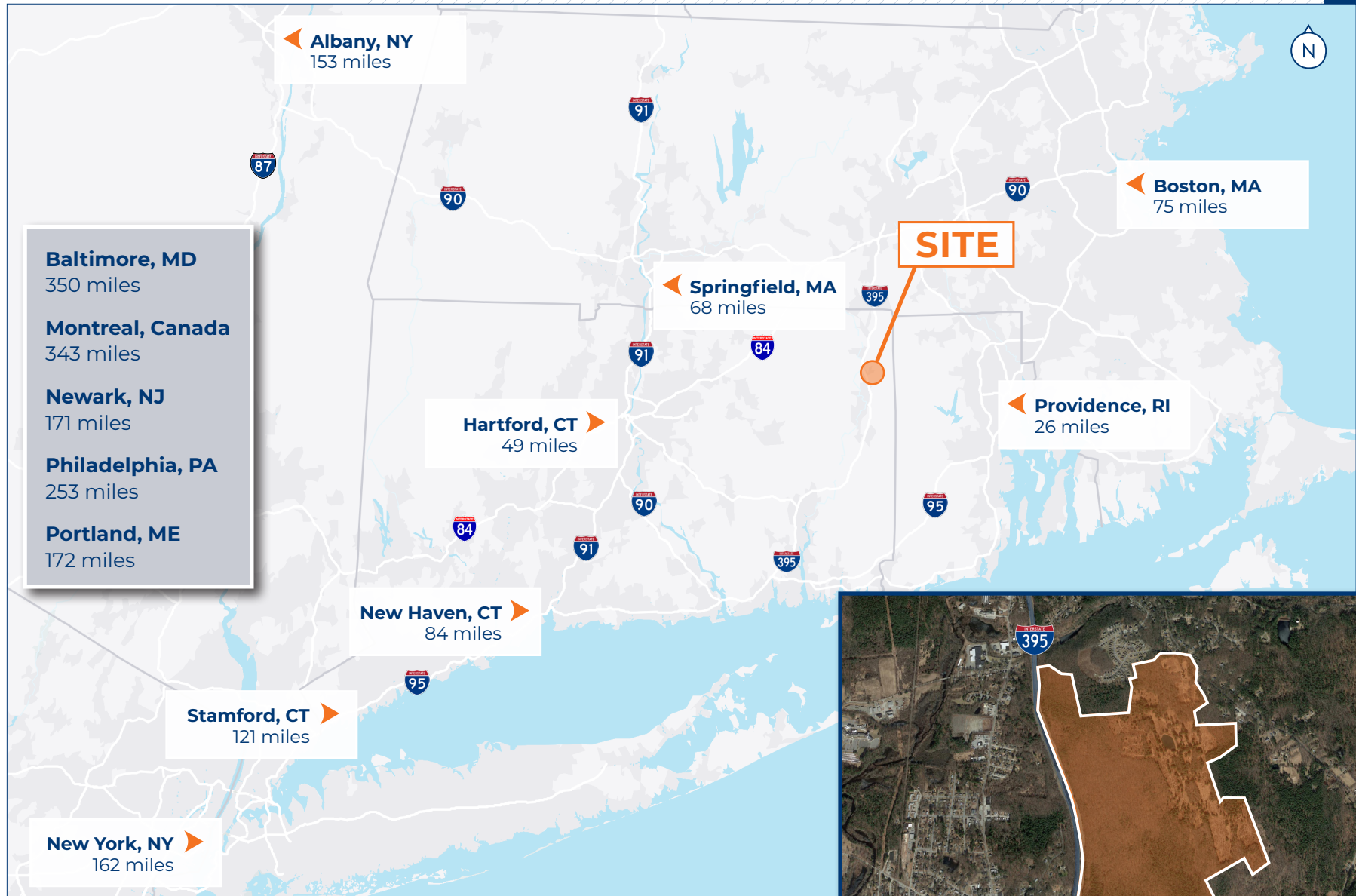
# PROPERTY OVERVIEW

## Killingly Business Park Westcott Road, Killingly CT

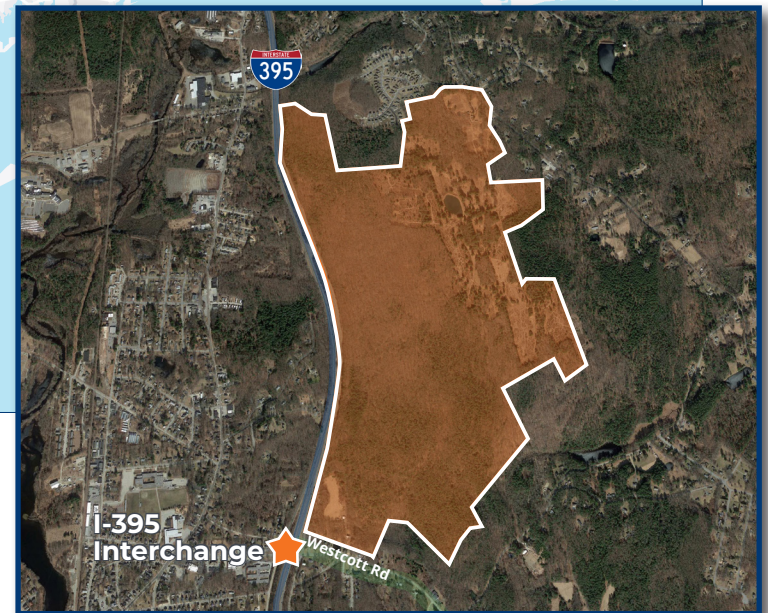
- » Available for lease, sale or build to suit
- » Over 550 acres
- » Multiple configurations possible
- » Single building size of 1.3 million SF with additional development possible
- » Warehouse distribution and manufacturing permitted
- » Population of 38 million within 200 miles
- » Service New England, New York, New Jersey and Pennsylvania

<b>Building Size</b>	±1,300,200 sf (Proposed)
<b>Site Size</b>	±550 acres
<b>Ceiling Height</b>	30'-100' clear
<b>Column Spacing</b>	50'x56' with 60'x56' speed bay
<b>Loading Docks</b>	194
<b>Drive-in Doors</b>	2
<b>Auto Parking</b>	534 spaces
<b>Trailer Parking</b>	497 spaces
<b>Lighting</b>	High bay LED with motion sensors in speed bays
<b>Office Space</b>	Build to suit
<b>Sprinklers</b>	ESFR
<b>Floors</b>	7" slab   4000 lb PSI
<b>Construction</b>	Tilt up insulated panel with architectural accents
<b>Roof</b>	TPO membrane with 20 year warranty

# SITE ACCESS



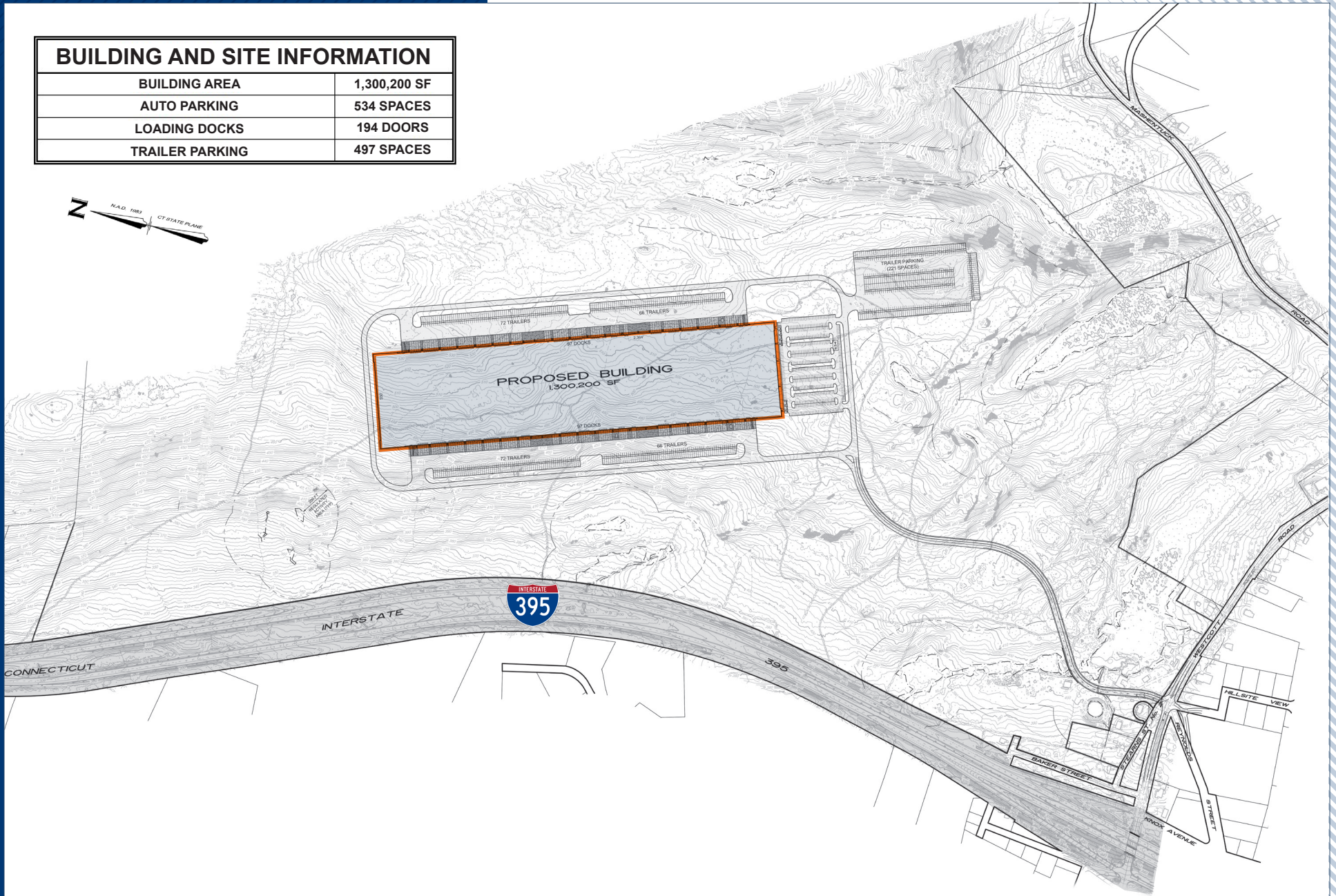
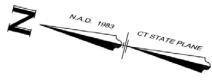
Join other companies located along the I-395 Corridor:  
Amazon, Bob's Discount Furniture, Electric Boat, Lowe's,  
Pfizer, Staples, Frito Lay, United Natural Foods and others.



# SITE PLAN

## BUILDING AND SITE INFORMATION

BUILDING AREA	1,300,200 SF
AUTO PARKING	534 SPACES
LOADING DOCKS	194 DOORS
TRAILER PARKING	497 SPACES





## For more information, contact:

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