



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

## DEVELOPMENT OPPORTUNITY SALE OR LEASE

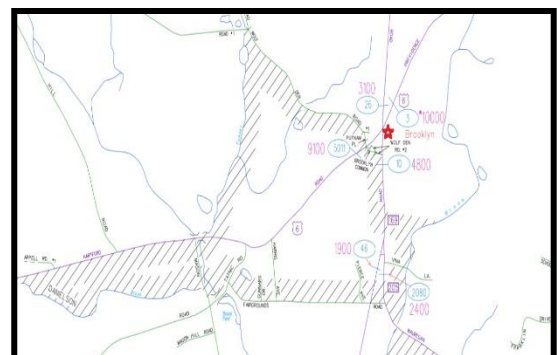
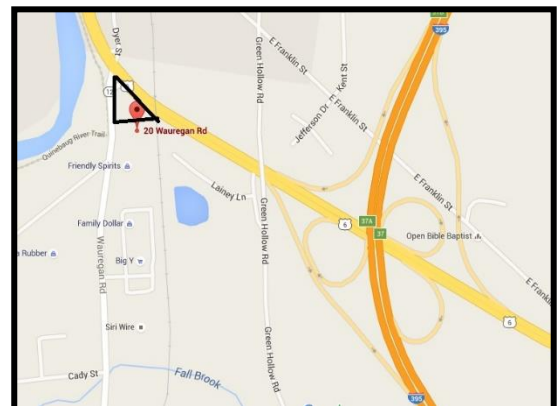
### 20-26 Wauregan Rd., Killingly, CT 06239



**FOR SALE: \$700,000**  
**OR LEASE: Negotiable**

**CORNER LOCATION**  
**on Rte 6 & Rte 12**  
**1.48 ACRES**  
**Great Visibility!**

- **1.48 Acres**
- **Site will accommodate 12,000 SF Retail or Warehouse**
- **Near Entrance Ramp to I-395**
- **Close to Big Y**



**Houlihan Lawrence Wareck D'Ostilio**

**New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook**



### Property Information

Total Building SF	TBD
Available SF	TBD
City Water/Well	City Water at Street
City Sewer/ Septic	City Sewer at Street
Land Area	1.48 Acres
Frontage	200' +/- and 230' +/-
Zoning	GC
Environmental	Available

### 20-26 Wauregan Rd, Killingly, CT 06239

**Comments:**

Perfect for Retail or Large Showroom and office, or Warehouse.

Suitable for development.

Broad Zoning in the GC Zone.

**Ken Ginsberg**  
 Broker  
 (203) 376-6266  
 ken@kngrealty.com



**174 Cherry Street**  
**Milford CT 06460**  
**(203) 701-4848**

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. WLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2018. All rights reserved.