

# 71 WESTCOTT RD., DANIELSON (KILLINGLY), CT

## 2,975 SF Space Available For Lease



**2,975 SF Space - GRADE LEVEL**

**\$12.25/SF NNN**

**NNN = \$4.60/SF = (\$4,177/Mo.)**

- ◆ Zone: General Commercial
- ◆ Between Route 12 & I-395
- ◆ 10' clear to bar joist
- ◆ Ample parking  
Approximately 144 spaces total
- ◆ Gas Heat
- ◆ Next to Danielson Pharmacy
- ◆ Next to Community Health Resources



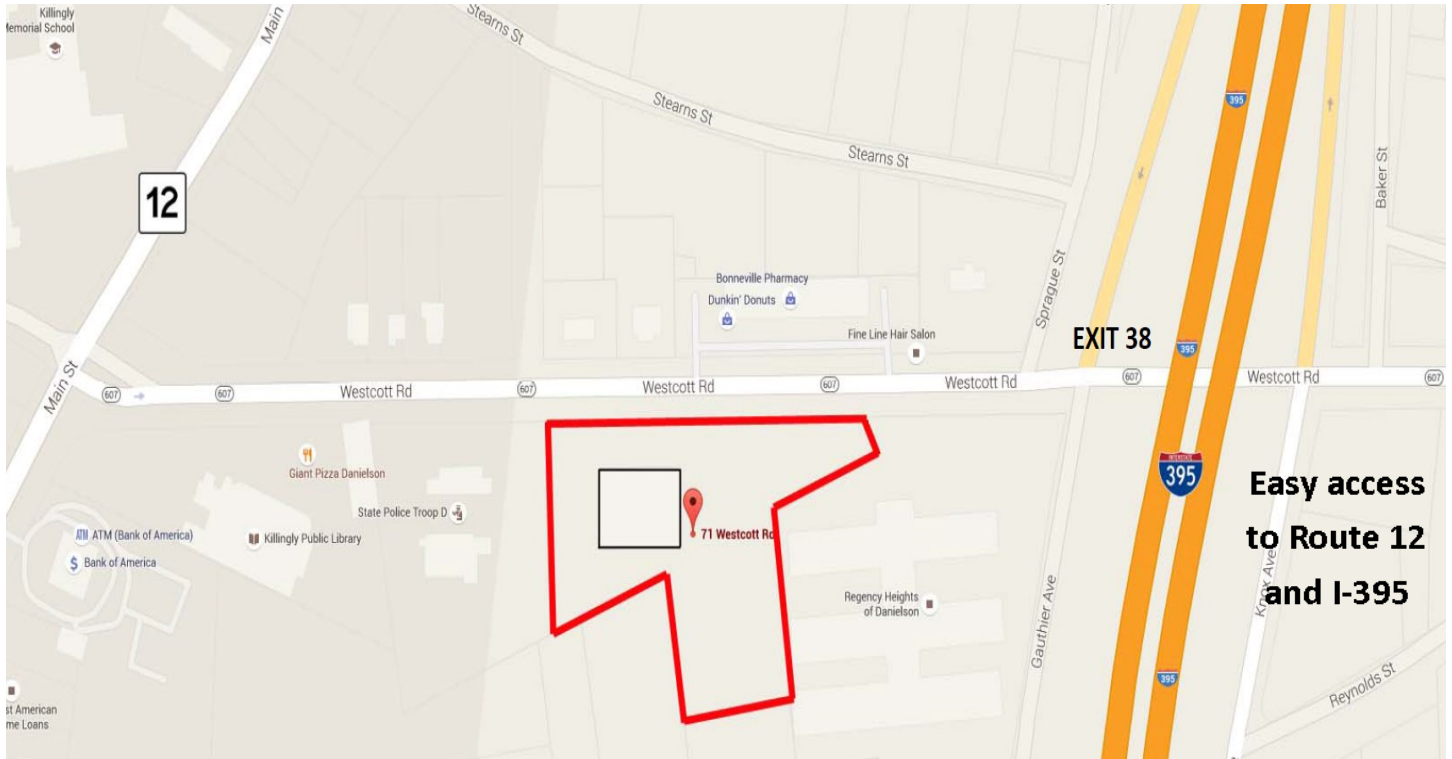
# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

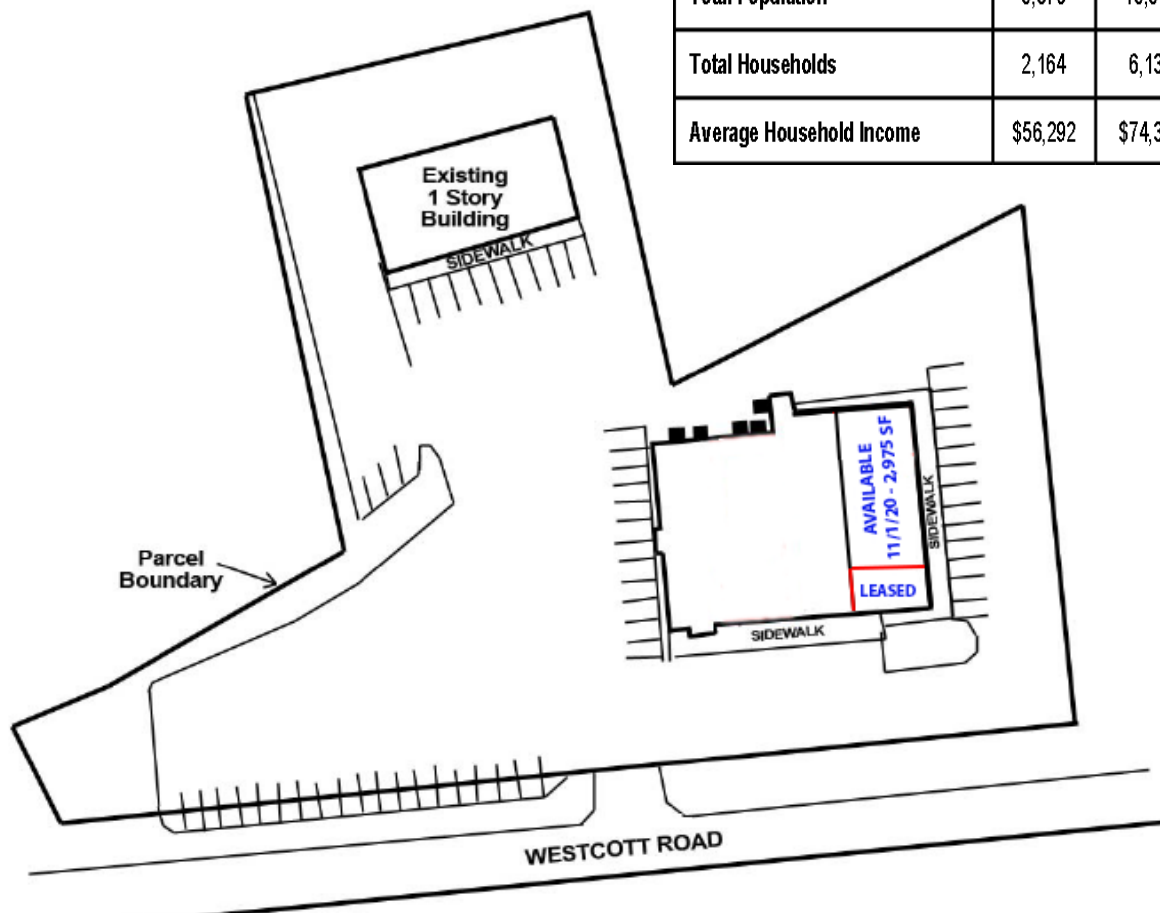
[www.LymanRE.com](http://www.LymanRE.com)

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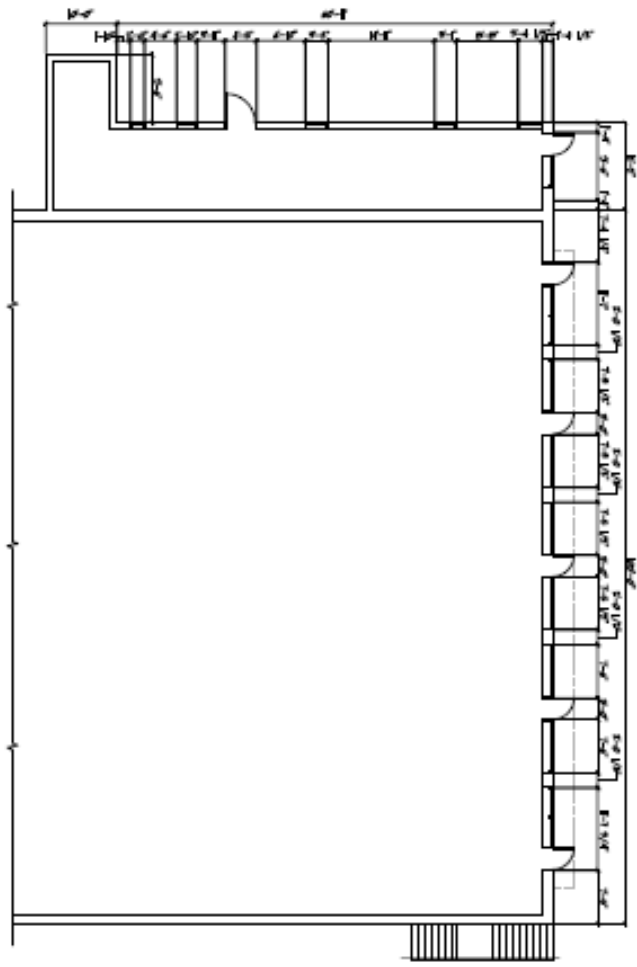
Demographics	1 MILE	3 MILES	5 MILES
Total Population	5,376	15,547	26,414
Total Households	2,164	6,135	10,061
Average Household Income	\$56,292	\$74,306	\$81,405





All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

EXISTING LOWER LEVEL FLOOR PLAN



PROJECT: LEVY LEASE BUILDING  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]  
 SCALE: [Scale]  
 SHEET NO.: [Number]  
 TOTAL SHEETS: [Total]



PROJECT		LEVY LEASE BUILDING	
OWNER BY	DATE	APPROVED BY	DATE
[Signature]	[Date]	[Signature]	[Date]

REVISION	DATE



**Borghesi**  
Building & Engineering Co., Inc.