



CELEBRATING  
55 YEARS

# nerej

## **207 Tracy Road Assoc. plans new bldg. at Park @ 207**

November 17, 2009 - Connecticut

207 Tracy Road Associates, LLC plans a 30,000 s/f manufacturing/warehouse building on Tracy Rd. in the Dayville section of Killingly. The facility will be the second in the Park @ 207, joining a 48,000 s/f building completed in October 2008 and leased to RoIVac, LLP.

The building design aims to provide flexibility and operational efficiency for either manufacturing or warehouse distribution organizations. Building dimensions are 150 ft. wide by 200 ft. deep. The pre-engineered steel building has only eight internal columns and is 25 ft. to the bottom of steel at the lowest point. Using the same approach as in Building One, wherever possible utilities are placed below the concrete slab to keep the work space clear and efficient.

The design incorporates two standard dock doors and a 14 ft. ground level door. Additional dock doors can be included in the final building. The ground level door is sized to allow the tenant to bring machinery or vehicles into the building.

Natural gas heat is provided in the design. Electric, phone and cable services are already run adjacent to the pad location. Fire protection and domestic water services are provided from the Putnam public water system. The building is fully sprinklered. The roof system is a standing seam metal roof. The roof has been designed to accept and support a future installation of a photovoltaic (PV) solar electric system.

The office area of the facility includes 1,200 s/f of air conditioned and heated space designed to meet the tenant's requirements. There is an option to include a mezzanine level if the organization can benefit from the space provided.

The Park @ 207 is located adjacent to Rte. 395 at 207 Tracy Rd. The property is approximately one mile south of Exit 95 and one mile north of Exit 94 off the highway. From this property, over 30% of the United States population is within an eight hour drive. Specifically, Providence, R.I. is 33 miles driving; Boston, Mass. is 65 miles; Hartford, Conn. is 45 miles; and New York City is 160 miles. Killingly is located near the center of the Quinebaug Shetucket Heritage Corridor (The Last Green Valley). The Last Green Valley is the largest contiguous forested area on the Boston to Washington, D.C. corridor. The rural location offers many lifestyle opportunities while maintaining close proximity to the larger southern New England urban centers. Housing and other employee costs can be found to be measurably less than these urban centers.

The Park @ 207 site offers some of the best convenience within the area. As examples of this, the major industrial/distribution neighboring facilities are Staples, International Paper, Frito Lay, United Natural Foods and Rite Aid (distribution). The property is also part of the Eastern Connecticut Enterprise Corridor. The Enterprise Zone qualifies for an 80% reduction in property tax and personal property tax for a period of five years from the date of occupying the facility.

Edward Eramian, the manager of 207 Tracy Road Associates, LLC, said, "We have analyzed the current and future business climate in the surrounding areas. We feel that The Park @ 207 location

is better insulated from some of the negative impacts being imposed on businesses in the nearby urban centers. Further, we foresee that our tenants will experience more certainty of future costs while still being able to service their current and future customers in the New England region and beyond."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540