

FOR SALE/LEASE

*230 Ella Grasso Ave
Torrington, CT*



+/- 46,300 SF High-bay Warehouse on 11.7 Acres

Great high-bay warehouse space (26')

Divisible to 11,000

5,000 total Office Space

Modern building is ideal for many warehouse or manufacturing operations.

Heavy power, 3 Docks, 1 Drive-in door

Less than 1 mile from Route 8 highway

Offered at: \$2,749,000.00

Lease: \$4.75 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	230 Ella Grasso Ave
CITY, STATE	Torrington, CT

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	46,300	Air Conditioning	Office
Number of Floors	1	Sprinkler / Type	Yes
Avail. S/F	46,300	Type of Heat	Gas
Will Subdivide To...	11,000	TAXES	
Avail. Docks	3	Assessment	1,022,740.00
Ext. Construction	Masonry-Steel	Mill Rate	45.75
Int. Construction		Taxes	\$45,875.36
Ceiling Height	26'	OTHER	
Roof	Steel	Total Acres	11.7
Date Built	1986	Zoning	Industrial
UTILITIES		Parking	80
Sewer	Yes	State Route / Distance To...	1 mile to Route 8
Water	Yes	TERMS	
Gas	Yes	Sale	\$2,749,000.00
Electrical	1200 amps	Lease Rate	\$4.75 NNN
	480 Volts		
	3ph Phase		

230 BUILDING FLOOR LAYOUT
03/16/04



