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FOR SALE/LEASE

230 Ella Grasso Ave Torrington, CT



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

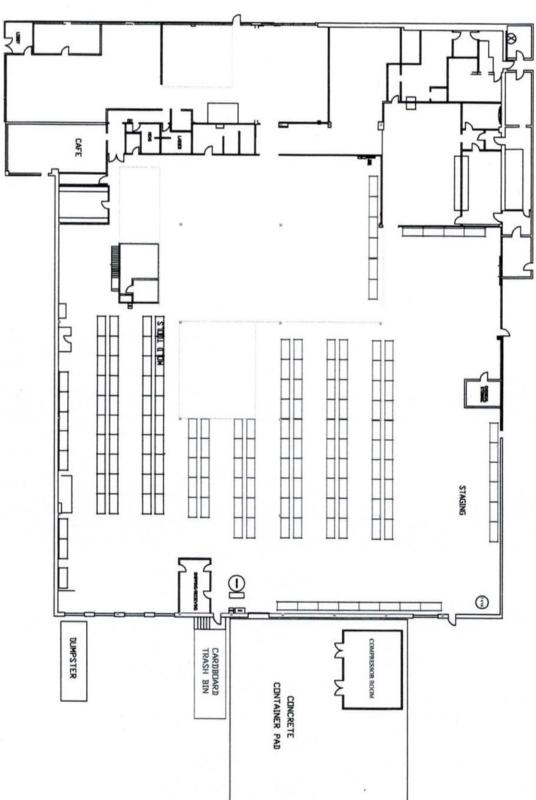
Great high-bay warehouse space (26') Divisible to 11,000 5,000 total Office Space

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

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PROPERTY DATA FORM				
PROPERTY ADDRESS CITY, STATE	230 Ella Gra Torrington,			
BUILDING INFO			MECHANICAL EQUIP.	
Total S/F Number of Floors Avail. S/F Will Subdivide To Avail. Docks Ext. Construction Int. Construction Ceiling Height Roof	46,300 1 46,300 11,000 3 Masonry- 26' Steel	Steel	Air Conditioning Sprinkler / Type Type of Heat TAXES Assessment Mill Rate Taxes OTHER Total Acres	Office Yes Gas 1,022,740.00 45.75 \$45,875.36
Date Built UTILITIES Sewer Water Gas Electrical	1986 Yes Yes 1200 amp 480 Volts 3ph Phase		Zoning Parking State Route / Distance To TERMS Sale Lease Rate	Industrial 80 1 mile to Route 8 \$2,749,000.00 \$4.75 NNN



230 BUILDING FLOOR LAYOUT 03/16/04



