

# 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**

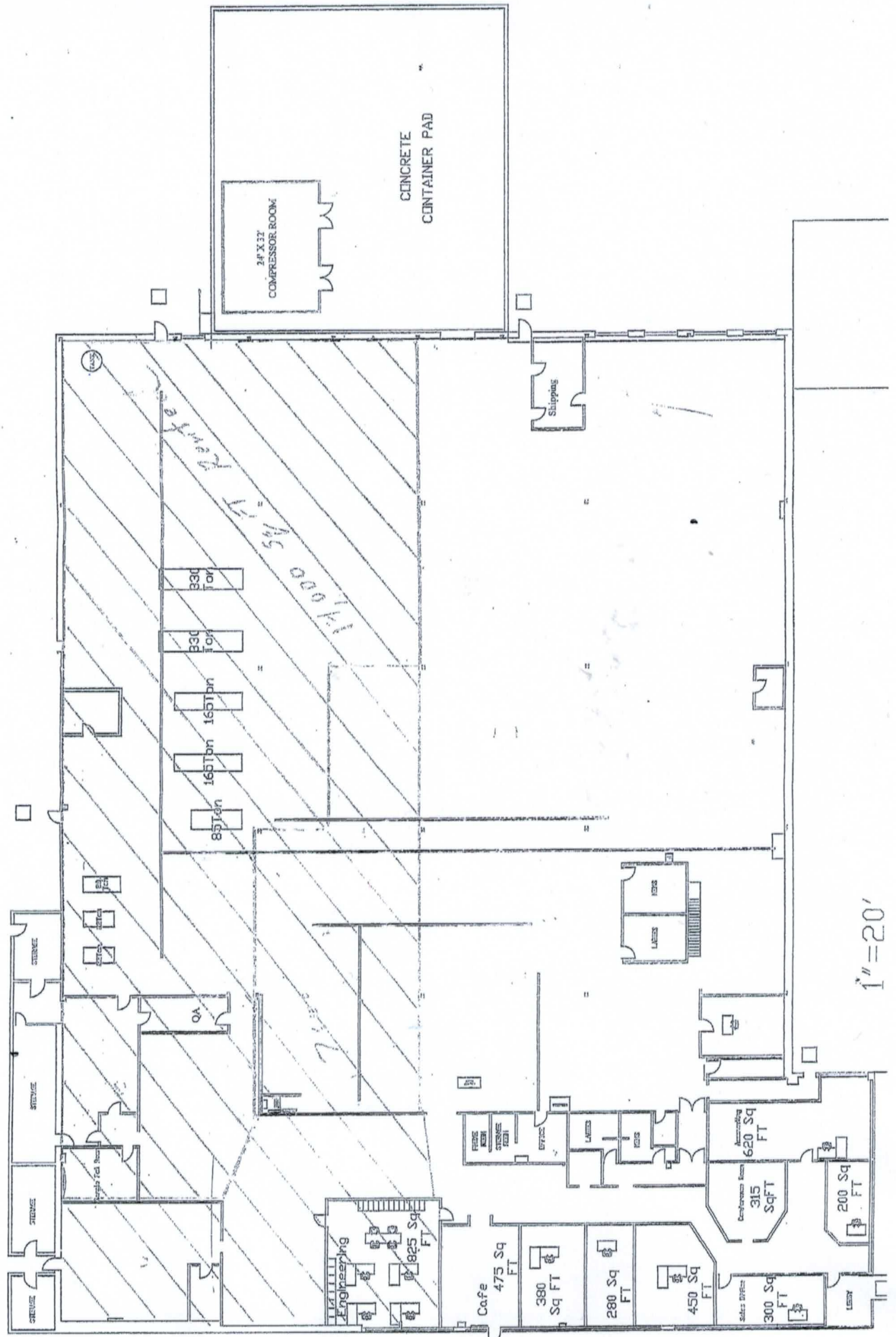
**Offered at: \$2,499,000.00**

**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	<b>TAXES</b>	
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'	<b>OTHER</b>	
Roof	Steel	Total Acres	11.7
Date Built	1986	Zoning	Industrial
<b>UTILITIES</b>		Parking	80
Sewer	Yes	State Route / Distance To...	1 mile to Route 8
Water	Yes	<b>TERMS</b>	
Gas	Yes	Sale	\$2,499,000.00
Electrical	1200 amps	Lease Rate	\$4.75 NNN
	480 Volts		
	3ph Phase		



1" = 20'

24' X 33'  
COMPRESSOR ROOM

CONCRETE  
CONTAINER PAD

857 sq ft  
1657 sq ft  
1657 sq ft  
830 sq ft  
830 sq ft

Part 2  
L.S. 000 ft

STORAGE  
STORAGE  
STORAGE  
STORAGE

QA

Shipping

LOBBY

LOBBY

Reception Room  
315  
Sq FT

Administration  
620  
Sq FT

200 Sq  
FT

Cafe  
475 Sq  
FT

380  
Sq FT

280 Sq  
FT

450 Sq  
FT

Library  
300 Sq  
FT

Library

Engineering  
825 Sq  
FT

