

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

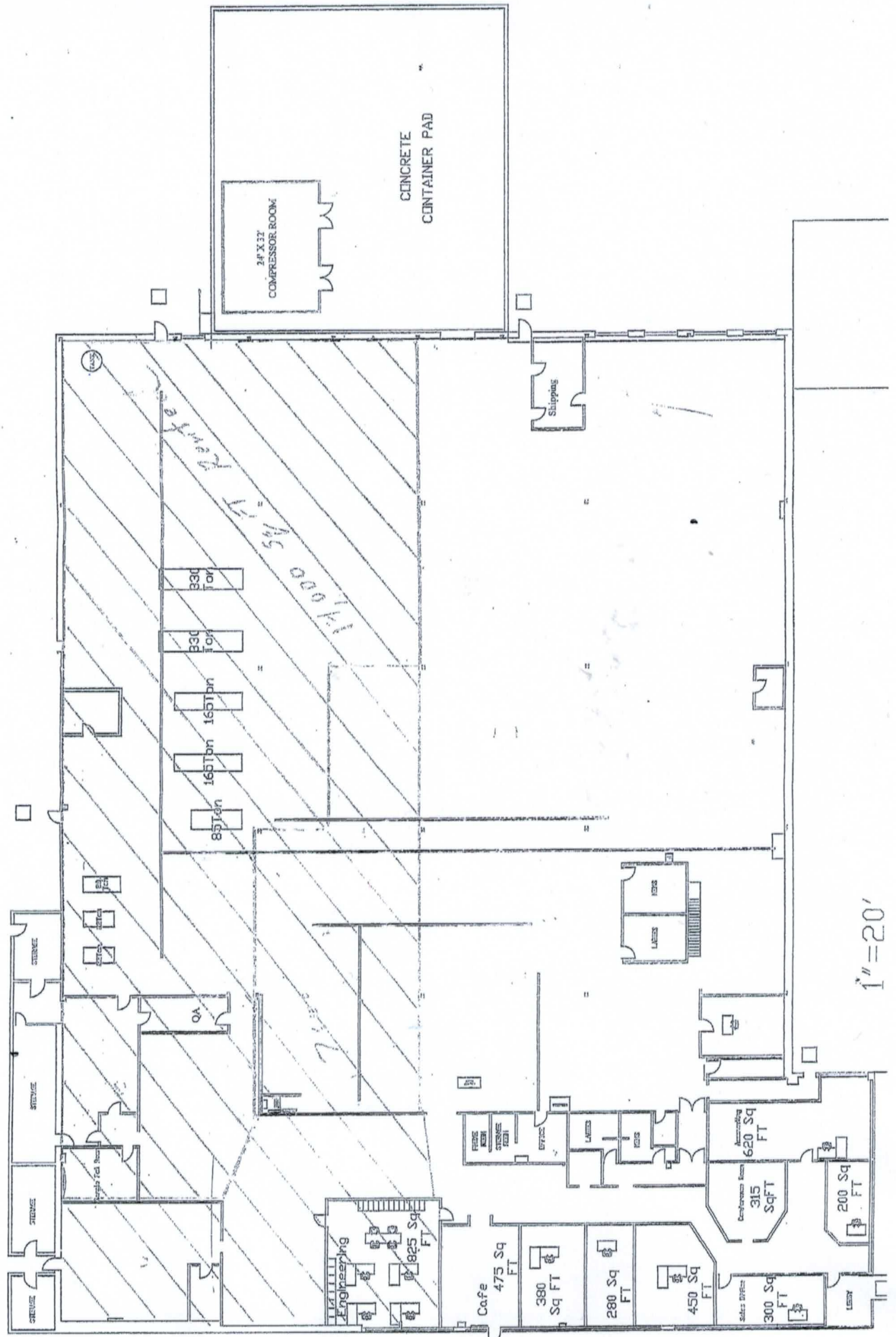
Offered at: \$2,099,000.00

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	\$2,099,000.00
Electrical	1200 amps	Lease Rate	\$4.75 NNN
	480 Volts		
	3ph Phase		



24' X 33'
COMPRESSOR ROOM

CONCRETE
CONTAINER PAD

330
Tov

330
Tov

165Tbn

165Tbn

85Tbn

QA

Engineering
1,825 Sq
FT

Cafe
475 Sq
FT

380
Sq FT

280 Sq
FT

450 Sq
FT

300 Sq
FT

200 Sq
FT

315
SqFT

Entertainment Room

620 Sq
FT

LIBRARY

LABS

LABS

LABS

LABS

LABS

1" = 20'

Shippas

