

CONTACT: ED GODIN, SIOR

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Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE



55,700 on 8.3 Acres

Well Maintained Manufacturing or Warehouse Facility

+/- 4,500 S/F of Finished Office Area

Heavy Power, All Utilities, 3 Docks and Drive in Door

Nice Business Park Location 1 Mile From RTE 8 Highway

***349 Ella Grasso Ave
Torrington, CT 06790***

Offered at: \$2,195,000.00





**Large Level Parcel Can Accommodate
Significant Expansion
Enterprise Zone Corridor may Provide
for Tax Abatement Programs**



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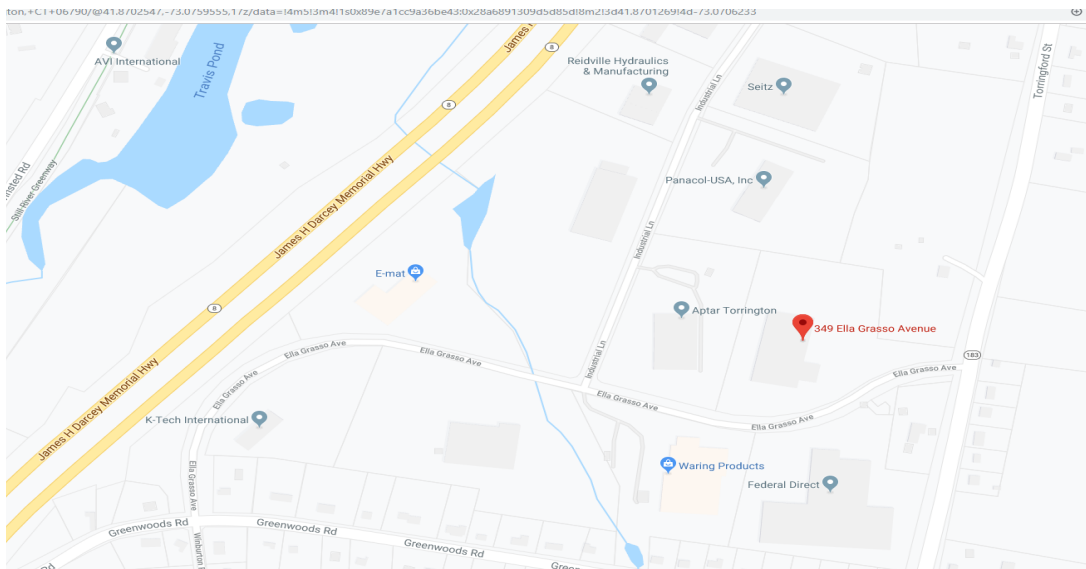
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PROPERTY DATA FORM

PROPERTY ADDRESS		349 Ella Grasso Ave	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	55,700	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	Yes/ Wet
Avail S/F	55,700	Type of Heat	Gas
Office Space	4,500	OTHER	
Column Space	20' x 40	Acres	8.26
Ext. Construction	Block - Steel	Zoning	Industrial
Avail Docks	3	Parking	+/- 70
Avail overhead doors	1 - 12x14	State Route / Distance To...	Route 8/ 1 mile
Roof	Steel	TAXES	
Ceiling Height	15.5 - 18'	Assessment	\$1,267,790.00
Date Built	1979	Appraisal	\$1,811,132.00
UTILITIES		Mill Rate	46.17
Sewer	Yes	Taxes	\$58,533.86
Water	Yes	TERMS	
Gas	EverSource	Sale price	\$2,195,000.00
Electrical	1,200 Amps		
Buyer to Verify	120/208 volts		
	3 Phase		



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