

FOR SALE



**281 Church Street
Torrington, CT 06790**

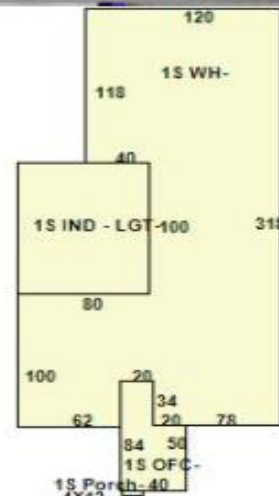
**48,173 S/F Warehouse or Manufacturing Facility
On 4.8 Acres
Varying Ceiling Heights up to 22'
With 9 Docks and 2 drive in Doors
Large Paved Yard and All Municipal Utilities
Good Location Minutes to Route 8
Offered at: \$1,795,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS	281 Church Street
CITY, STATE	Torrington, CT 06790

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	48,173	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	48,173	Type of Heat	Gas
Column Space	Varies	OTHER	
Office space	2,100	Acres	4.8
Ext. Construction	Steel	Zoning	Downtown Torrington District
Roof	Steel	Parking	Ample
Ceiling height	13' - 22'	State Rte. distance to	1/ Rte. 8
Total/ avail docks	9		
Total overhead doors	2	TAXES	
Date Built	1969 - 1987	Assessment	\$779,060.00
UTILITIES	Buyer to Verify	Appraisal	\$1,112,946.00
Sewer	City	Mill Rate	46.17
Water	City	Taxes	\$35,969.20
Gas	Yes	TERMS	
Electric	400 Amp - 120/208 v 3 Phase	Sale	\$1,795,000.00



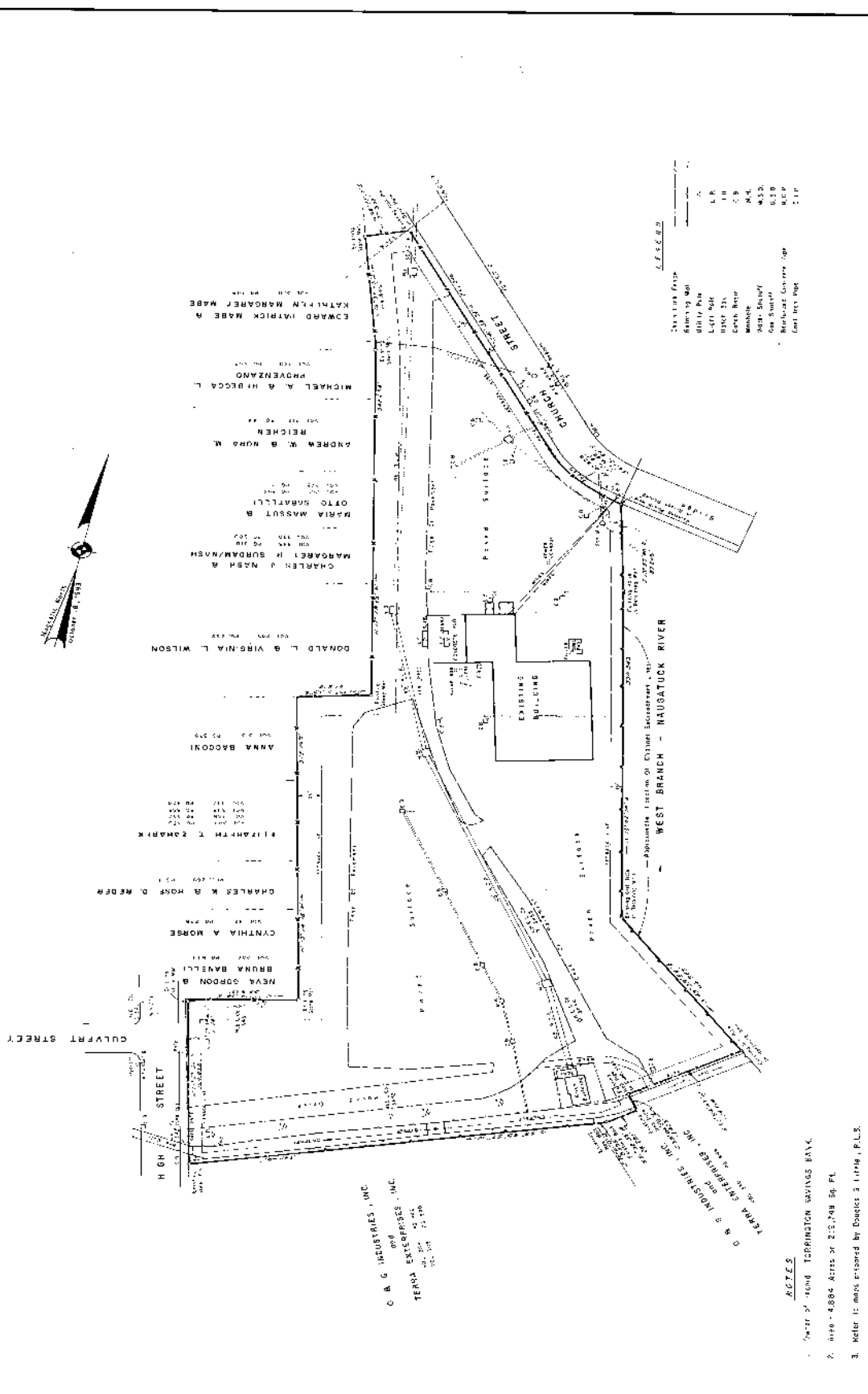
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

2588



MAP PREPARED FOR
DANIEL F. FARLEY
 CHURCH STREET & HIGH STREET
 TORRINGTON, CONNECTICUT

DATE: NOVEMBER, 1982
SHEET NO.: 1 OF 1
SCALE: 1" = 40'

DESIGNED AND SURVEYED BY: WILLIAM A. BERGLUND
 TORRINGTON, CONNECTICUT

NOTICE: THIS MAP WAS PREPARED FOR DANIEL F. FARLEY, 100 WEST BRANCH ST., TORRINGTON, CT 06860, BY WILLIAM A. BERGLUND, 100 WEST BRANCH ST., TORRINGTON, CT 06860, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT FOR SURVEYING AND MAPPING SERVICES, DATED 10/15/82, BETWEEN DANIEL F. FARLEY AND WILLIAM A. BERGLUND. THE CONTRACT IS ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS, TORRINGTON, CONNECTICUT. THE CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT FOR SURVEYING AND MAPPING SERVICES, DATED 10/15/82, BETWEEN DANIEL F. FARLEY AND WILLIAM A. BERGLUND.

OWNER: DANIEL F. FARLEY, 100 WEST BRANCH ST., TORRINGTON, CT 06860

ADJACENT OWNERS:
 EDWARD PATRICK MABE, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 MICHAEL A. HIBBECCIA, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 ANDREW W. B. BORDO, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 OTTO SORRATILLI, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 MARIA MASSUTI, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 MARGARET P. SURBANASH, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 CHARLES P. NASH, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 DONALD L. B. VIRGINIA L. WILSON, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 ANNA BACCIONI, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 ELIZABETH T. SZMARIK, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 CHARLES K. R. HORN D. WEDER, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 CYNTHIA A. MORSE, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 BRUNA BAVELLI, 100 WEST BRANCH ST., TORRINGTON, CT 06860
 NEVA GORDON B., 100 WEST BRANCH ST., TORRINGTON, CT 06860

LEGEND:
 Dashed Line: Survey Boundary
 Solid Line: Property Boundary
 L.R.: Lot Right
 L.F.: Lot Front
 C.F.: Corner Foot
 M.S.: Meters
 S.S.: Square Feet
 S.F.: Square Feet
 S.M.: Square Meters

NOTES:
 1. Refer to Map No. 418, T.C.R. for Channel Encroachment List.
 2. Contents of underground structures are approximate. Refer to Map No. 1305-2, S. 13, in the Torrington Engineering Department for posted utility underground structures.
 3. A portion of the property lot 4, m.b. Zone 84, as shown on P.L. 2, First Hazard Boundary Map H-01-13.

2588

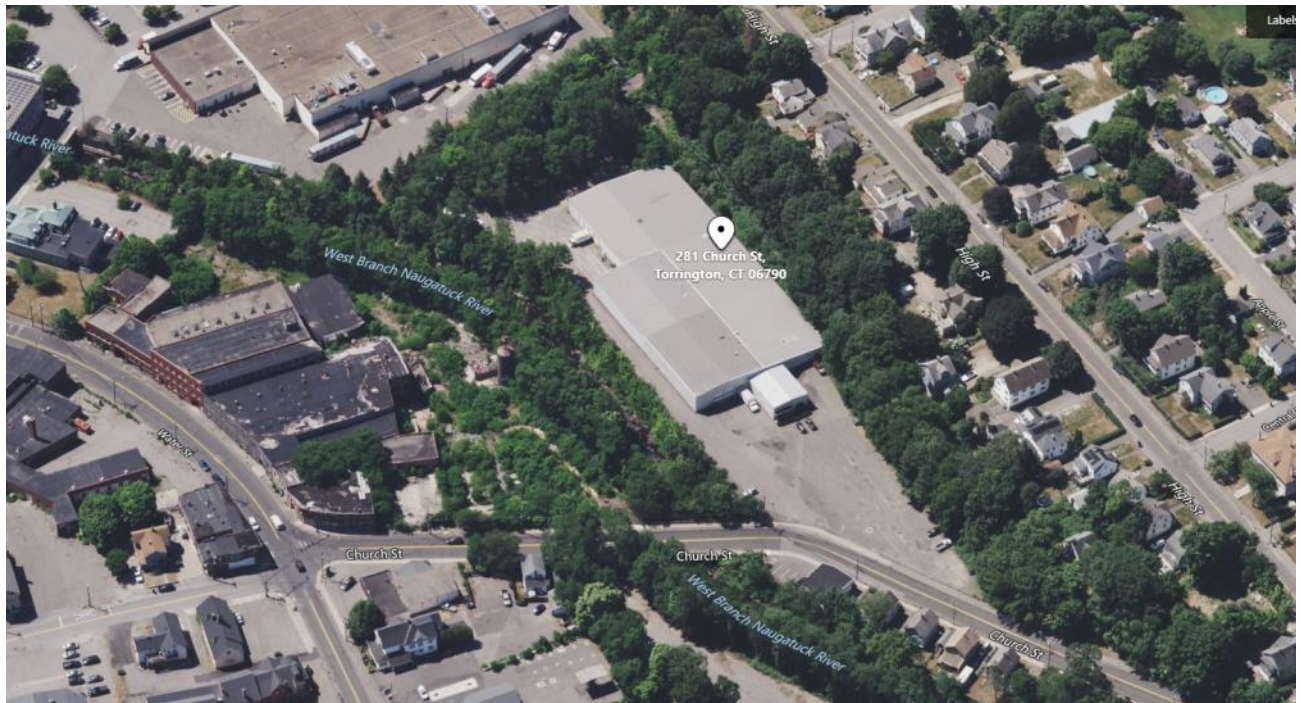
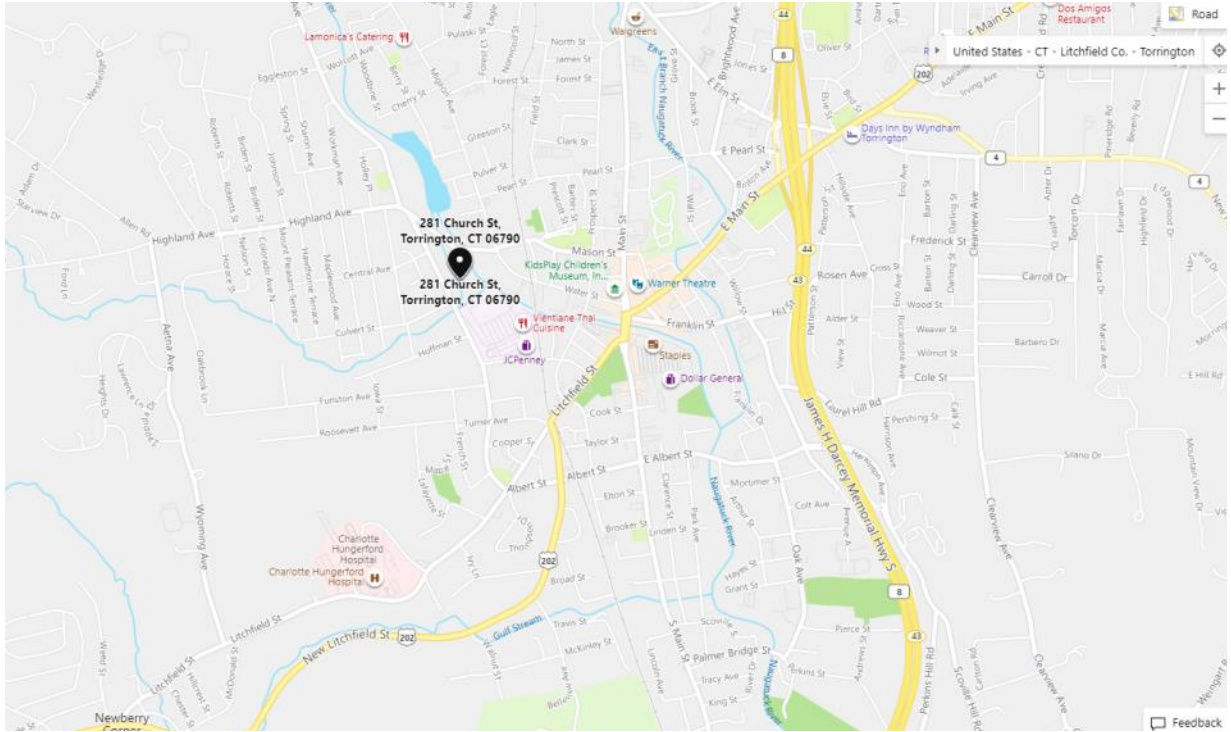
2588

281 Church Street ,Torrington, CT 06790



Godin Property Brokers LLC

Commercial / Industrial



CONTACT: ED GODIN, SIOR
E-mail: EGodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100