

#### **CONTACT: ED GODIN**

E-mail: Egodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 204 Middlebury, CT, 06762

# 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

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

## PROPERTY DATA FORM

PROPERTY ADDRESS	230 Ella Grasso Ave	
CITY, STATE	Torrington, CT	

	MECHANICAL EQUIP.	
46,300	Air Conditioning	Office
1	Sprinkler / Type	Yes
46,300	Type of Heat	Gas
11,000	TAXES	
3	Assessment	1,022,740.00
Masonry-Steel	Mill Rate	45.75
	Taxes	\$45,875.36
26'	OTHER	
Steel	Total Acres	11.7
1986	Zoning	Industrial
	Parking	80
Yes	State Route / Distance To	1 mile to Route 8
Yes		
Yes	TERMS	
1200 amps	Sale	\$2,099,000.00
480 Volts	Lease Rate	\$4.75 NNN
3ph Phase		
	1 46,300 11,000 3 Masonry-Steel  26' Steel 1986  Yes Yes Yes Yes 1200 amps 480 Volts	1 Sprinkler / Type 46,300 Type of Heat 11,000 TAXES 3 Assessment Masonry-Steel Mill Rate Taxes 26' OTHER Steel Total Acres 1986 Zoning Parking Yes State Route / Distance To Yes Yes TERMS 1200 amps 480 Volts  Sprinkler / Type Type Total Acres Assessment Mill Rate Taxes Taxes  State Route Taxes State Route Lease Rate





