

FOR LEASE

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***59 Field Street
Torrington, CT 06790***

218,939 S/F Building with Office/Retail/ Industrial Spaces

**Great location next door to the new Courthouse
Flexible & Affordable in a Wide Variety of Uses**

Spaces From 1,500 S/F—100,000 S/F

(Very Flexible Spaces)

**10'-14' Ceilings, Loading Docks/ Drive-In Doors and
Freight Elevators**

Ample Parking

Lease Price From \$6.00 PSF + NNN + Utilities



PROPERTY DATA FORM

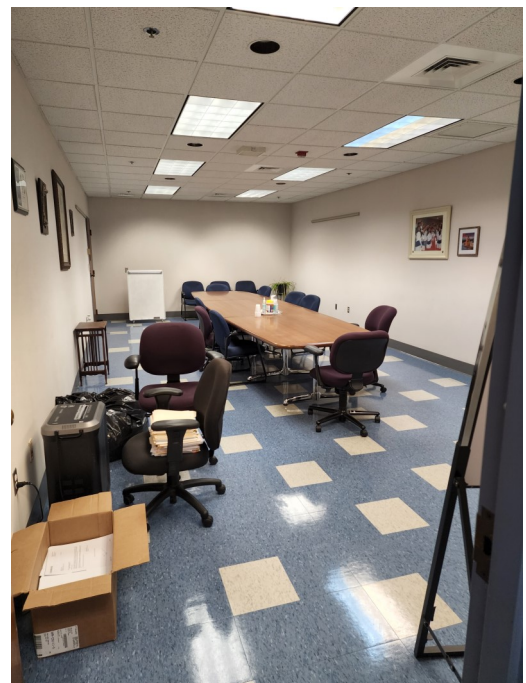
PROPERTY ADDRESS		59 Field Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	218,939	Air Conditioning	Office Central
Number of floors	3	Sprinkler / Type	Wet
Avail S/F	100,000+/-	Type of Heat	Forced hot air
Office space	50,000 +/-	OTHER	
Will subdivide to	1,500	Acres	5.4
Ceiling Height	10' 14'	Zoning	Light Industrial
Ext. Construction	Brick	Parking	Ample
Roof	2022 Rubber Membrane	State Route / Distance To...	
Date Built	1916-1965	TAXES	
Interior Construction	Masonry & Wood Frame	Assessment	\$1,499,002.00
UTILITIES		Appraisal	\$1,049,300.00
Sewer	City	Mill Rate	46.17
Water	City	Taxes	\$48,446.00
Oil	Yes	TERMS	
Electrical		Lease From	\$6.00 PSF + NNN + Utilities



Estimated NNN:
Re tax-\$0.43/psd
Insurance-\$0.25
CAM operating- \$0.70/psf

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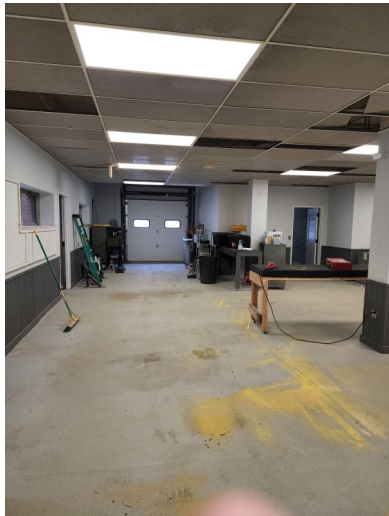
New Opportunities Space 6,747 +/- S/F
\$10.50 PSF + NNN + Utilities



Space F 9,880 +/-S/F
\$10.50 PSF + NNN + Utilities



Powder House Space
3,796 +/-S/F
\$7.00 PSF + NNN + Utilities



CHD Space
2,465 +/- S/F
\$9.00 PSF + NNN + Utilities



Stepcraft Space 6,975 +/-S/F
\$8.00 PSF + NNN + Utilities



NOT FOR
 CONSTRUCTION
 ISSUED FOR REVIEW
 ONLY

PROJECT DESCRIPTION:
**TORRINGTON
 BUSINESS PARK**
 TORRINGTON, CT
 PROJECT 1830

Revisions
 Issue Date:

LEADING PLANK
 3-4-20

FIRST FLOOR LEASING PLAN

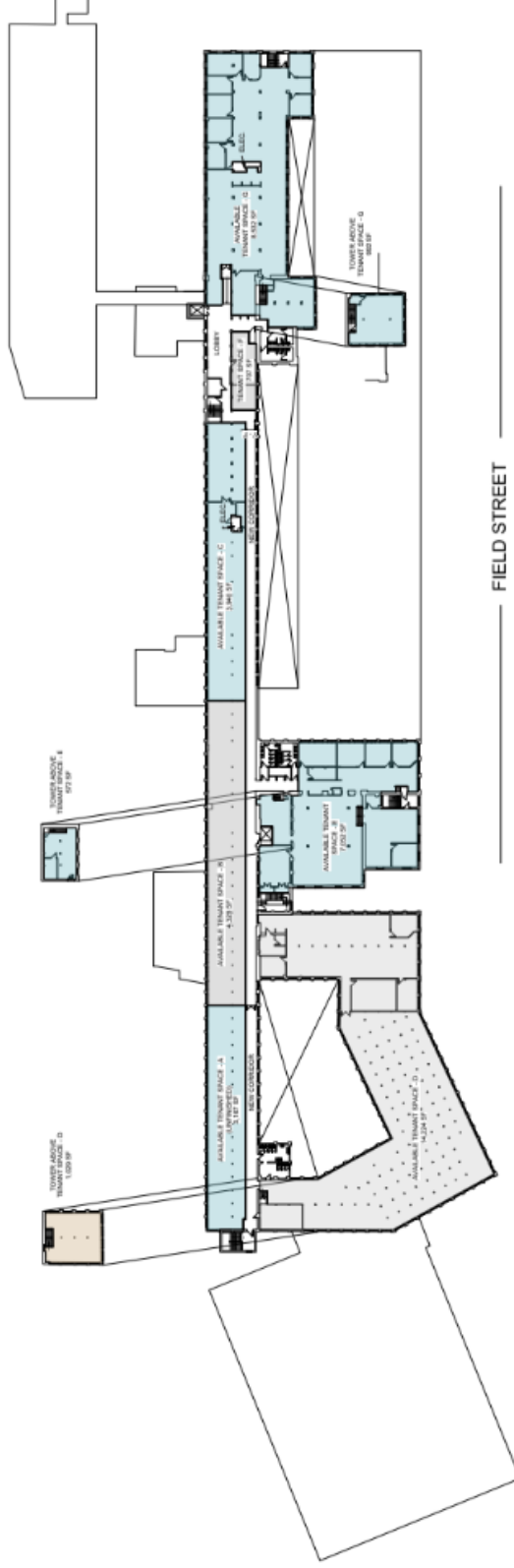
A1.0

101,512 TOTAL TENANT SQ FT



FIRST FLOOR LEASING PLAN
 1/31/20 = 1/31/20

LEGEND:
NEW WALL
44,543 TOTAL TENANT SQ FT



FIELD STREET

THIRD FLOOR LEASING PLAN
1/12" = 1'-0"

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