

FOR SALE



Torrington, CT 06790

**Attention Investors
Five Property Industrial Portfolio**

- 1) 59 Field Street (312,357 S/F)**
- 2) 151 Field Street (25,100 S/F) **Leased****
- 3) 217 Field Street (5,520 S/F on 2 Acres) **Leased****
- 4) 669 Prospect Street (46,141 S/F) **Leased****
- 5) 70 North Street (56,000 S/F + 10 Acres for Development)**

Asking Price- (TBD)

PROPERTY ADDRESS		217 Field Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,520	Air Conditioning	Window
Number of floors	1	Sprinkler / Type	No
Avail S/F	5,520	Type of Heat	Gas forced air
Will subdivide to	5,520	OTHER	
Office Space	300	Acres	2
Column space		Zoning	I
Available Docks	1	Parking	Ample
Available Drive In	2—10x12	Interstate Distance	I-84 / 3
Ext. Construction	Brick / masonry		.
Ceiling Height	12'	TAXES	
Roof	Asphalt	Assessment	\$208,390.70
Date Built	1956	Appraisal	\$297,701.00
UTILITIES	Buyer/ Tenant to Verify	Mill Rate	47.96
Sewer	City	Taxes	\$9,994.42
Water	City	TERMS	
Gas	Yes	Sale	
Electrical	200 Amp		



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PROPERTY ADDRESS		59 Field Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	312,357 +/-	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	\$751,450.00
UTILITIES	Buyer/ Tenant to Verify	Appraisal	\$1,073,500.00
Sewer	City	Mill Rate	47.96
Water	City	Taxes	\$36,039.54
Oil	Yes	TERMS	
Electrical		Sale	



PROPERTY ADDRESS		151 Field Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	25,100	Air Conditioning	Window
Number of floors	1	Sprinkler / Type	Wet
Avail S/F		Type of Heat	Gas forced air
Will subdivide to	25,100	OTHER	
Office Space		Acres	2
Column space		Zoning	I
Available Docks	1	Parking	Ample
Available Drive In		Interstate Distance	I-84 / 3
Ext. Construction	Masonry /wood frame		.
Ceiling Height		TAXES	
Roof	Asphalt	Assessment	\$491,102.50
Date Built	1978	Appraisal	\$701,575.00
UTILITIES		Mill Rate	47.96
	Buyer/ Tenant to Verify	Taxes	\$23,553.28
Sewer	City	TERMS	
Water	City	Sale	
Gas	Yes		
Electrical	1000 Amp / 3 phase		



PROPERTY ADDRESS		669 Prospect Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	46,141	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	46,141	Type of Heat	
Will subdivide to		OTHER	
Office Space		Acres	1.77
Column space		Zoning	I
Available Docks	1	Parking	Ample
Available Drive In		Interstate Distance	I-84 / 3
Ext. Construction	Masonry /wood frame		.
Ceiling Height		TAXES	
Roof	Asphalt	Assessment	\$465,500.00
Date Built	1966	Appraisal	\$665,000.00
UTILITIES	Buyer/ Tenant to Verify	Mill Rate	47.96
Sewer	City	Taxes	\$22,325.38
Water	City		
Gas	Yes	TERMS	
Electrical		Sale	



PROPERTY ADDRESS		70 North Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	56,000 +/- (plus 10 acres)	Air Conditioning	
Number of floors		Sprinkler / Type	
Avail S/F	56,000 +/- (plus 10 acres)	Type of Heat	
Will subdivide to		OTHER	
Office Space		Acres	9.39
Column space		Zoning	I
Available Docks	1	Parking	Ample
Available Drive In		Interstate Distance	I-84 / 3
Ext. Construction	Brick		.
Ceiling Height		TAXES	
Roof	Asphalt	Assessment	\$864,500.00
Date Built	1907	Appraisal	\$1,235,000.00
UTILITIES	Buyer/ Tenant to Verify	Mill Rate	47.96
Sewer	City	Taxes	\$41,461.42
Water	City		
Gas	Yes	TERMS	
Electrical		Sale	

