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

# FOR LEASE



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

**239,444 +/- 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



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

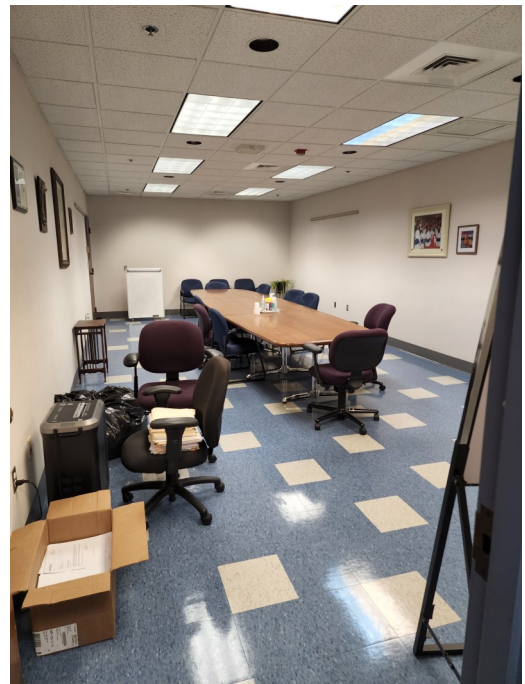
<b>PROPERTY ADDRESS</b>		59 Field Street	
<b>CITY, STATE</b>		Torrington, CT 06790	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	239,444 +/-	Air Conditioning	Office Central
Number of floors	3	Sprinkler / Type	Wet
Avail S/F	100,000+/-	Type of Heat	Forced hot air
Office space	50,000 +/-	<b>OTHER</b>	
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	<b>TAXES</b>	
Interior Construction	Masonry & Wood Frame	Assessment	\$1,499,002.00
<b>UTILITIES</b>		Appraisal	\$1,049,300.00
Sewer	City	Mill Rate	46.17
Water	City	Taxes	\$48,446.00
Oil	Yes	<b>TERMS</b>	
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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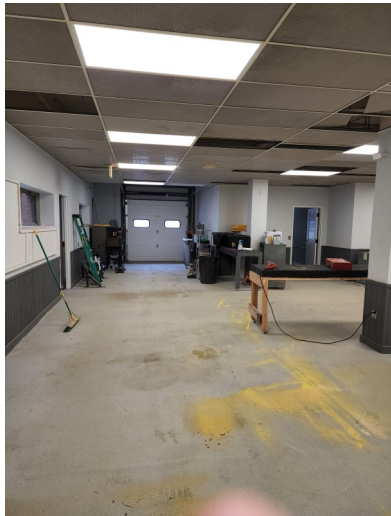
**Unit E1F 6,747 +/-S/F**  
**\$10.50 PSF + NNN + Utilities**



**Unit E3A 9,880 +/-S/F**  
**\$10.50 PSF + NNN + Utilities**



**Unit E24A**  
**3,796 +/-S/F**  
**\$7.00 PSF + NNN + Utilities**

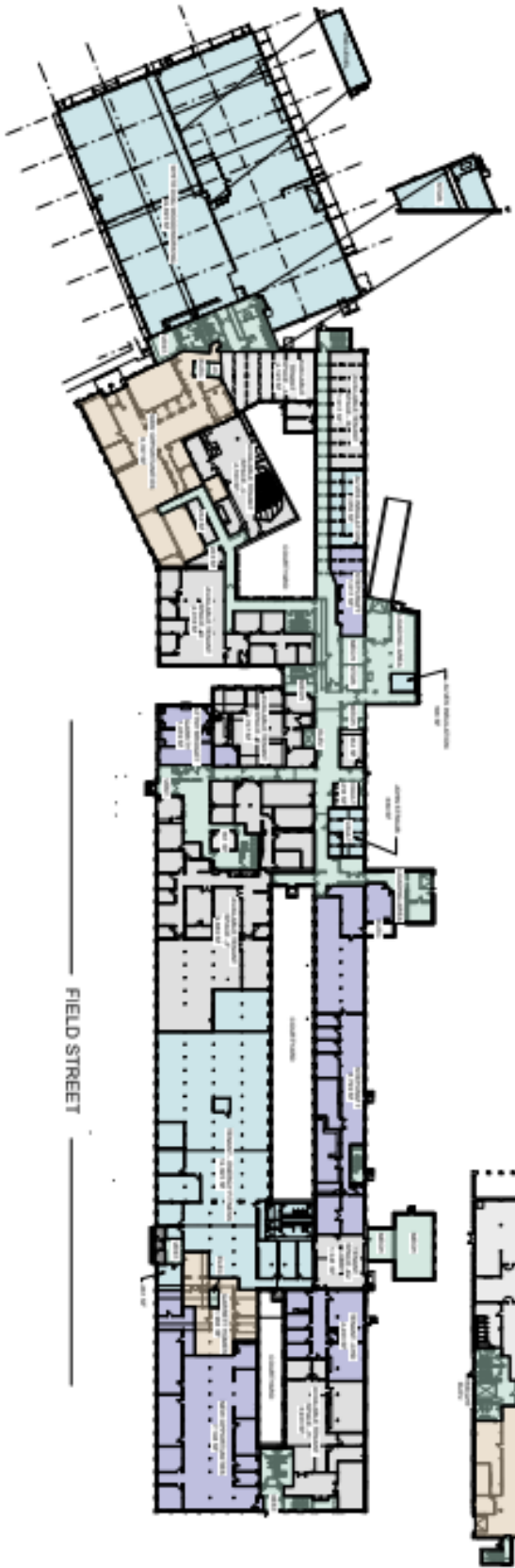


**Until E10**  
**2,465 +/-S/F**  
**\$9.00 PSF + NNN + Utilities**



*Unit E1E 6,975 +/-S/F*  
*\$8.00 PSF + NNN + Utilities*





FIRST FLOOR LEASING PLAN  
DATE: 7/1/09

FIELD STREET

1

LEGEND:	
	OFFICE OR LEASING AREA
	RECEPTION
	RESTROOMS
	STORAGE
	COMMON AREAS
	MECHANICAL
	STAIRS
	PROPERTY LINE

**QA+M**  
**architecture**  
 Cambridge Architectural  
 50 East Liberty Street  
 Torrington, CT 06860  
 860.241.1000

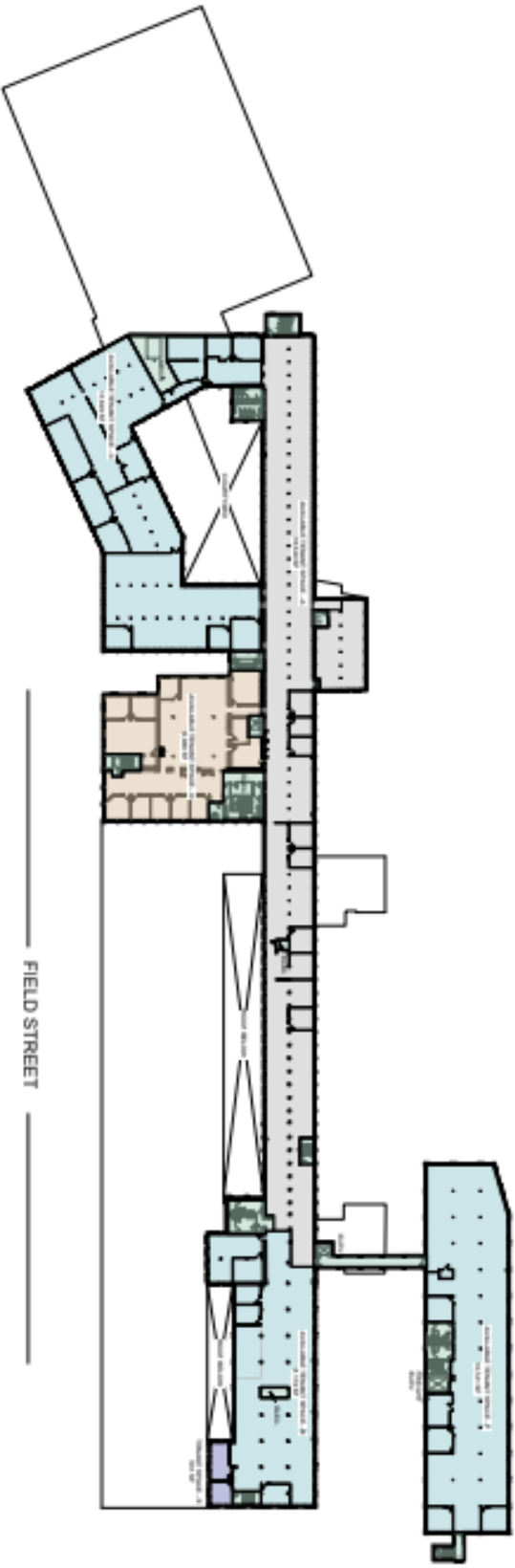
**NOTICE:**  
 THIS PLAN IS THE PROPERTY OF QA+M ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.

**PROJECT DESCRIPTION:**  
**TORRINGTON BUSINESS PARK**  
 TORRINGTON, CT  
 August 15, 2009

Project Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

FIRST FLOOR LEASING PLAN  
**A1.0**





SECOND FLOOR LEASING PLAN

**LEGEND:**

- OFFICE
- COMMON AREAS
- CIRCULATION
- SERVICE

NOT TO SCALE OR REFLECT FINISH

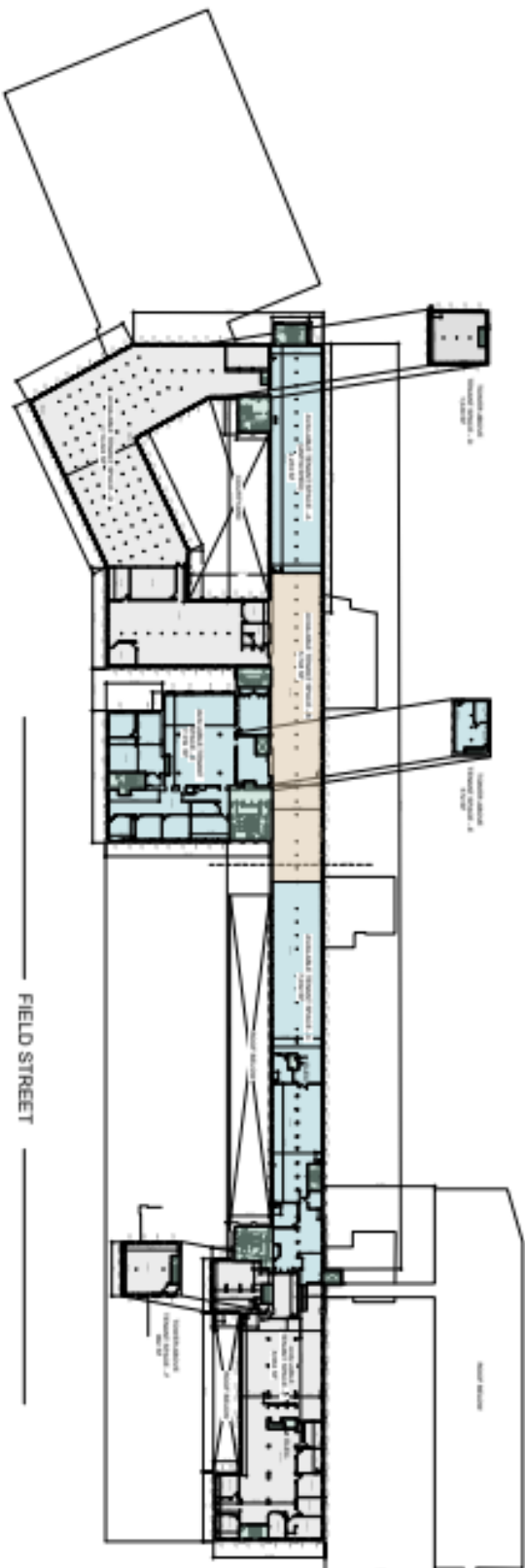
**GA+M**  
 architecture  
 Gambony+Vinciguerra  
 565 South Albany Street  
 Farmington, CT 06032  
 203.254.1000  
 gma@ga+m.com

NOTHING  
 TO BE CONSIDERED  
 AS PART OF THE CONTRACT

**PROJECT DESCRIPTION:**  
**TORRINGTON  
 BUSINESS PARK**  
 TORRINGTON, CT  
 Project # 5830

Project Name: \_\_\_\_\_  
 Client Name: \_\_\_\_\_  
 Architect: \_\_\_\_\_  
 Date: \_\_\_\_\_

SECOND FLOOR LEASING PLAN  
**A1.1**



THIRD FLOOR LEASING PLAN  
10/27/19

FIELD STREET

1

**LEGEND:**

[Symbol]	AREA OF EXISTING BUILDING
[Symbol]	AREA OF EXISTING BUILDING TO BE DEMOLISHED
[Symbol]	AREA OF EXISTING BUILDING TO BE RECONSTRUCTED
[Symbol]	AREA OF EXISTING BUILDING TO BE RENOVATED
[Symbol]	AREA OF EXISTING BUILDING TO BE DEMOLISHED AND RECONSTRUCTED
[Symbol]	AREA OF EXISTING BUILDING TO BE DEMOLISHED AND RENOVATED
[Symbol]	AREA OF EXISTING BUILDING TO BE DEMOLISHED AND RECONSTRUCTED AND RENOVATED

**QA+M**  
architecture  
CONSTRUCTION MANAGEMENT  
70 East Liberty Street  
Farmington, CT 06032  
860.634.1333

**NOTES:**  
1. CONSULT WITH ARCHITECT FOR REVISIONS  
2. SEE ARCHITECT FOR REVISIONS

**PROJECT DESCRIPTION:**  
**TORRINGTON BUSINESS PARK**  
TORRINGTON, CT  
Project # 5838

Project Name: \_\_\_\_\_  
Client Name: \_\_\_\_\_  
Architect: \_\_\_\_\_  
Date: \_\_\_\_\_

THIRD FLOOR LEASING PLAN  
**A1.2**