

FOR SALE



**217 Field Street
Torrington, CT 06790**

Investment Industrial Property
5,520 +/- S/F Stand-Alone Building on 2 Level Acres
2 Oversized Drive-in Doors Allow Full Pull -Thru Access
Long Term Tenant in Place (Lease expires 5/31/2028)
Full Triple Net Lease
NIO : \$37,776.00 CAP Rate : 7.6%
Asking Price \$495,000.00

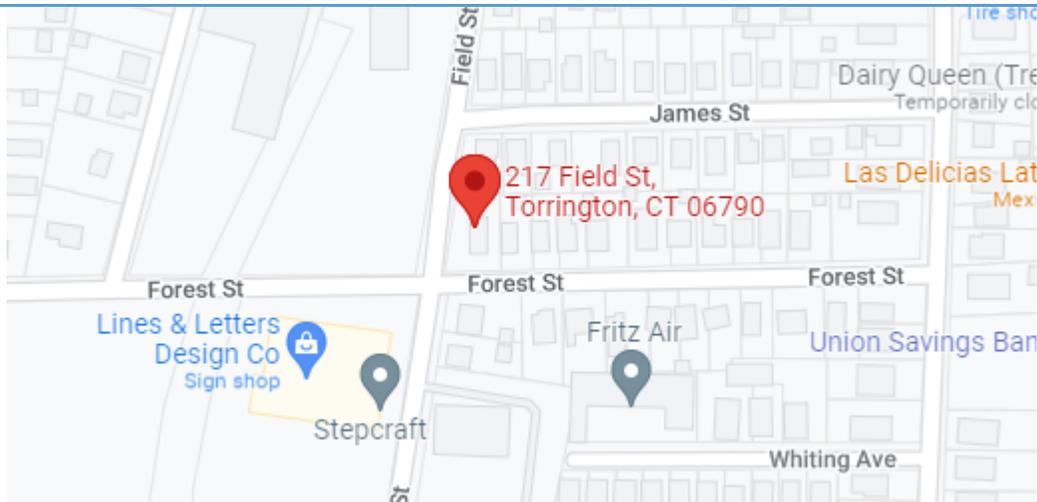


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PROPERTY DATA FORM

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	\$208,390.00
Date Built	1956	Appraisal	\$297,701.00
UTILITIES	Buyer/ Tenant to Verify	Mill Rate	47.96
Sewer	City	Taxes	\$9,994.38
Water	City	TERMS	
Gas	Yes	Sale	\$495,000.00
Electrical	200 Amp		



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