

FOR LEASE/SALE



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

**239,444 +/- S/F Building with Office/Retail/Industrial
Spaces/ Residential Conversion**

**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 &
Freight Elevators**

**Ample Parking / Lower Level Mostly Occupied
Lease Price From \$6.00 PSF + NNN + Utilities
Offered at \$1,995,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS		59 Field Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
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 +/-	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
		Sale	\$1,995,000.00

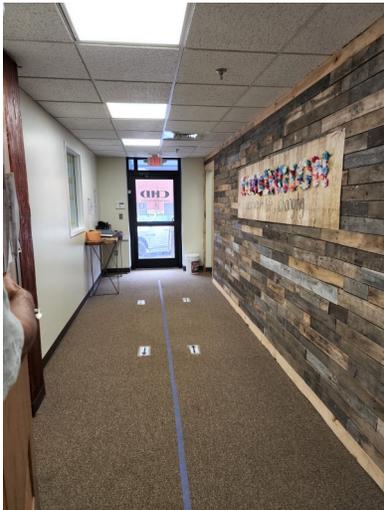


Estimated NNN:
 Re tax-\$0.43/psd
 Insurance-\$0.25
 CAM Operating- \$0.70/psf

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

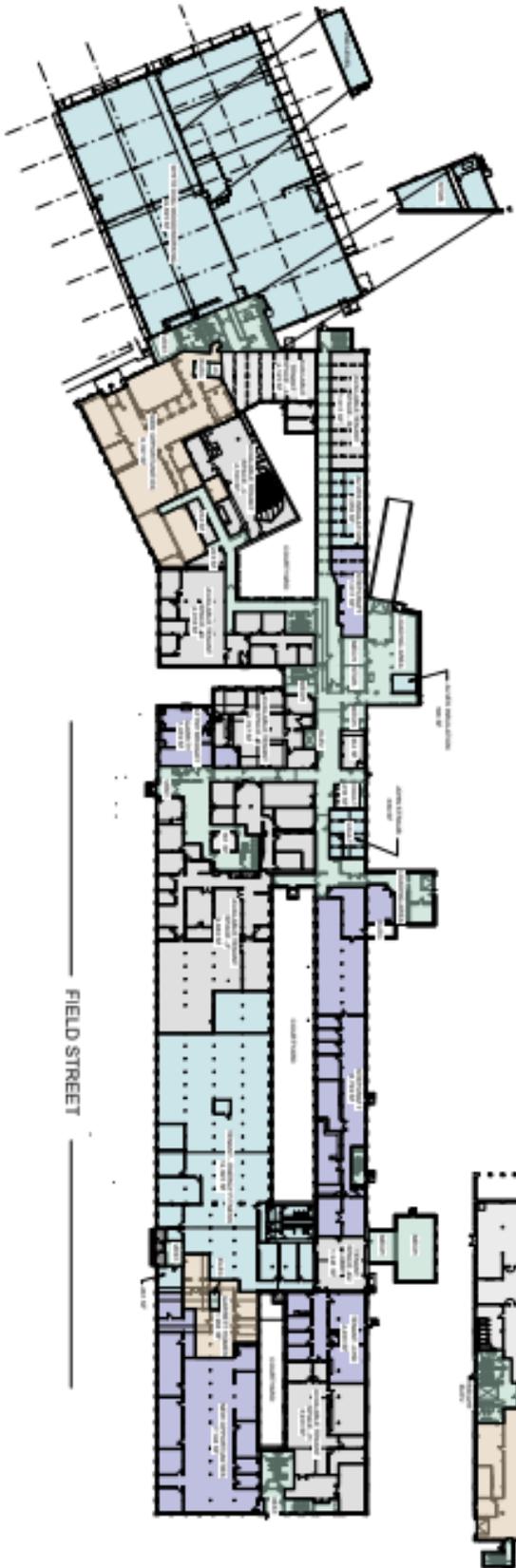


Until E10
2,465 +/-S/F
\$9.00 PSF + NNN + Utilities



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





FIRST FLOOR LEASING PLAN
DATE: 7/1/08

FIELD STREET

1

LEGEND:	
	OFFICE OR SERVICE AREA
	CONFERENCE ROOM
	CIRCULATION
	OTHER

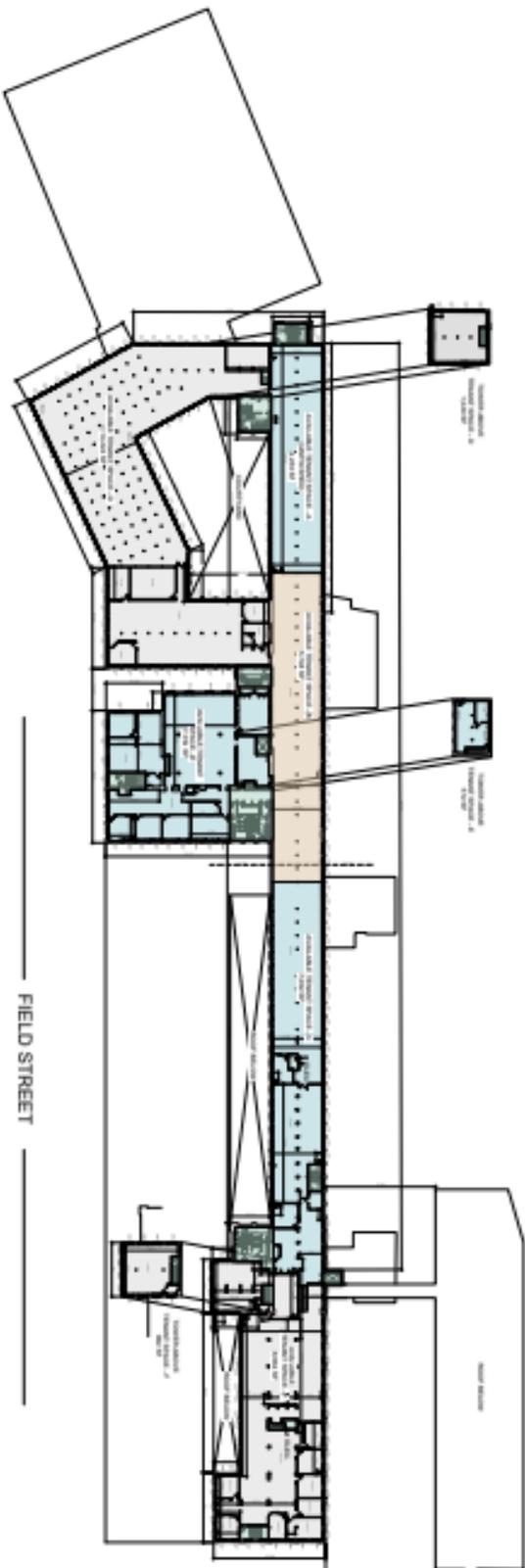
QA+M
architecture
Cambridge Architectural
50 East Liberty Street
Essexport, CT 06032
978.235.2000

NOT TO SCALE
FOR INFORMATION ONLY

PROJECT DESCRIPTION:
**TORRINGTON
BUSINESS PARK**
TORRINGTON, CT
August 15, 2008

Project Name: _____
Client Name: _____
Architect: QA+M

FIRST FLOOR LEASING PLAN
A1.0



THIRD FLOOR LEASING PLAN
1/20/19

1

LEGEND:

[Blue Box]	AREA OF COMMON AREAS
[Yellow Box]	AREA OF CONSTRUCTION
[Green Box]	AREA OF CONSTRUCTION
[Red Box]	AREA OF CONSTRUCTION
[Grey Box]	AREA OF CONSTRUCTION

GA+M
architecture
Cambridge Architecture Inc.
30 East Liberty Street
Farmington, CT 06032
(860) 676-1000
www.ga+m.com

NOTES:
CHECK FOR CONFLICTS
BEFORE PROCEEDING
WITH THIS PLAN

PROJECT DESCRIPTION:
**TORRINGTON
BUSINESS PARK**
TORRINGTON, CT
Project #523

Project Name: _____
Date: _____
Scale: _____
Drawing No: _____

THIRD FLOOR LEASING PLAN

A1.2