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FOR SALE



***669 Prospect Street
Torrington, CT 06790***

Investment Industrial Property
46,191 +/- S/F Industrial Building on 1.77 Acres
Long Term National Tenant (Lease Expires June 2030)
Open-Span Layout with 40' Ceiling Height
4 Loading Docks for Efficient Distribution
Well-Maintained facility with Ample Parking
Full Climate Control - Easy Access to RT 8
NOI : \$265,598.00 CAP Rate : 7.6%
Offered at \$3,500,000.00

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

PROPERTY ADDRESS	669 Prospect Street
CITY, STATE	Torrington, CT 06790

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	46,191 +/-	Air Conditioning	Office & Shop Full A/C
Number of floors	1	Sprinkler / Type	
Avail S/F	46,191 +/-	Type of Heat	Gas - Steam
Office Space	1,500 +/-	OTHER	
Available Docks	4	Acres	1.77
		Zoning	I
		Parking	Ample
		Interstate Distance	I-84 / 3
Ext. Construction	Brick / masonry		.
Ceiling Height	40'	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	TERMS	
Gas	Yes	Sale	\$3,500,000.00
Electrical	800 Amp / 3 P/ 4 W		



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**669 Prospect St
Torrington, CT
Income/Expense**

Year 1	Tenant	Description	PSF	Lease / Annual	Notes	Expiration
1	Silligan Dispensing	46,141 square feet	\$ 5.00	\$ 230,705.00	Full Triple Net	6/30/1930
2			\$ 5.75	\$ 265,310.75		
3			\$ 6.00	\$ 276,846.00		
4			\$ 6.24	\$ 287,919.84		
5			\$ 6.49	\$ 299,455.09		
Totals				\$ 1,360,236.68		
				Annual	\$ 219,795.30	

Annual Expenses	NNN Leases
Taxes	tenant
Condo Fees	tenant
Utilities	tenant
Total Expenses	NONE

Price: \$3,500,00.00

July 1, 2025 to June 30, 2030

Annual	Net Operating Income	CAP by Year
Year 1	\$219,795.30	6.20%
Year 2	\$265,310.75	7.58%
Year 3	\$276,846.00	7.90%
Year 4	\$287,919.84	8.23%
Year 5	\$299,455.09	8.55%