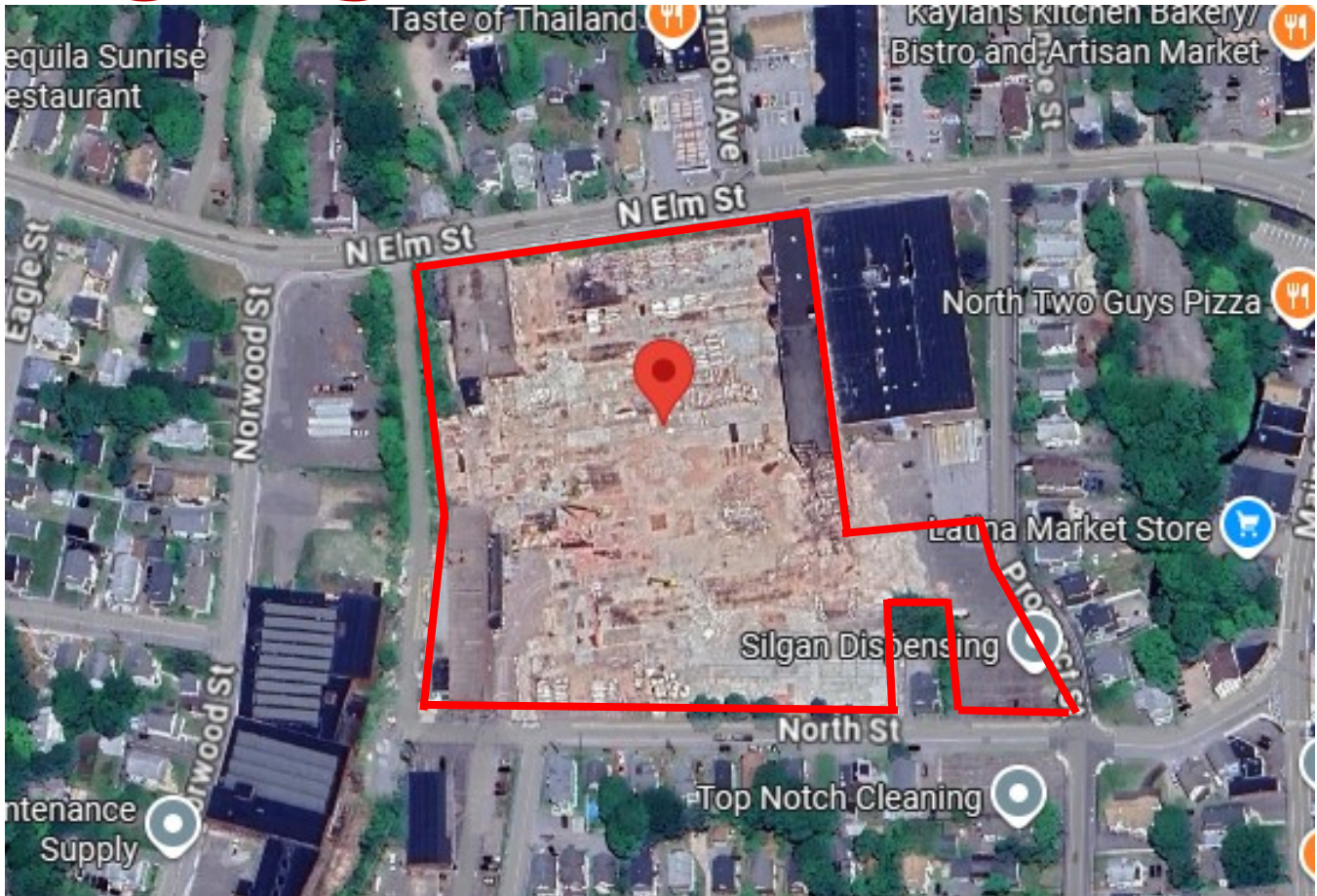


# FOR SALE



**70 North Street**

**Torrington, CT 06790**

**Industrial Development Site - 9.39 Acres**

**Recently Cleared & Ready for Development**

**Ideal for Developers & Investors**

**Prime Opportunity for an Industrial Park**

**Municipal Incentives Available thru the City of Torrington**

**Conceptual Plans for 4 or more Buildings Available**

**Offered at \$1,200,000.00**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 70 North Street

**CITY, STATE** Torrington, CT 06790

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	Air Conditioning
Number of floors	Sprinkler / Type
Avail S/F	Type of Heat
Will subdivide to	<b>OTHER</b>
Office Space	Acres 9.39
Column space	Zoning I
Available Docks	Parking
Avail. overhead doors	Interstate Distance
Ext. Construction	.

**CEILING HEIGHT** **TAXES**

Roof	Assessment	\$959,420.00
Date Built	Appraisal	\$1,370,600.00
<b>UTILITIES</b>	Mill Rate	38.45
	Taxes	\$36,889.70

**Buyer/ Tenant to Verify**

Sewer	City
Water	City
Gas	Available

**TERMS**

Electrical	Sale	\$1,200,000.00
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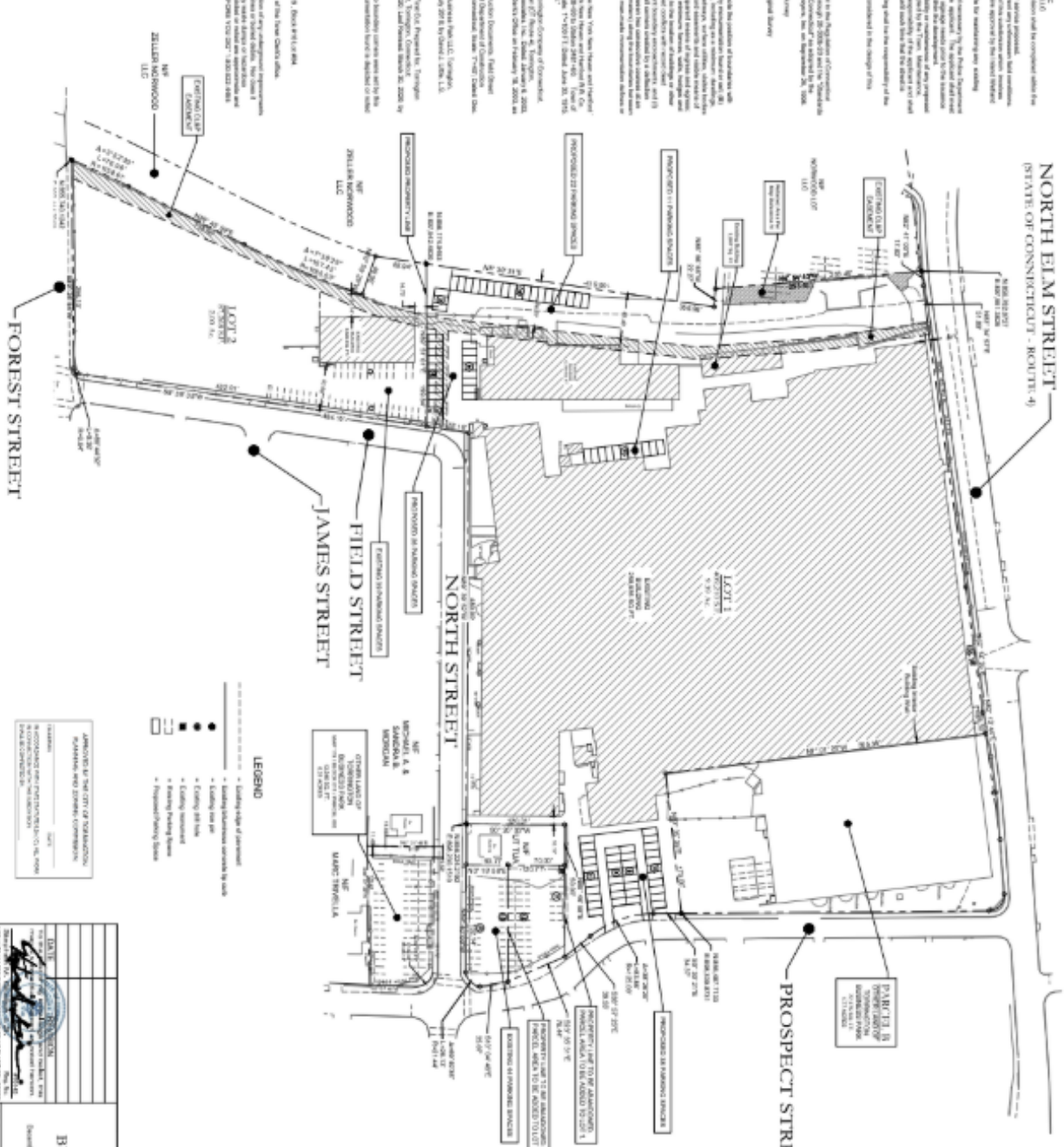
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

**SUBDIVISION NOTES**

1. Owner: Torrington Park, LLC
2. Address: Torrington Park, LLC
3. Project: Torrington Park, LLC
4. Any other project safety or other rules and regulations that apply to the project shall be followed.
5. Any other project safety or other rules and regulations that apply to the project shall be followed.
6. Any other project safety or other rules and regulations that apply to the project shall be followed.
7. Any other project safety or other rules and regulations that apply to the project shall be followed.
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9. Any other project safety or other rules and regulations that apply to the project shall be followed.
10. Any other project safety or other rules and regulations that apply to the project shall be followed.
11. Any other project safety or other rules and regulations that apply to the project shall be followed.

**GENERAL NOTES**

1. This plan has been prepared in accordance with the requirements of the Regulations of the Commission of Public Safety and Fire Prevention, Chapter 20-200-02 and the Commission of Public Safety and Fire Prevention, Chapter 20-200-03.
2. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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11. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



**LEGEND**

- Existing lot line
- Existing easement
- Existing structure
- Proposed structure
- Proposed easement
- Proposed driveway

**CONTRACT TO THE CITY OF TORRINGTON**  
 APPROVED AND SEAL OF THE COMMISSIONER OF PUBLIC SAFETY AND FIRE PREVENTION  
 DATE: \_\_\_\_\_



**TORRINGTON BUSINESS PARK, LLC**  
 Prepared by  
**COLE ENGINEERING**  
 200 North Main Street  
 Torrington, CT 06801  
 Phone: (860) 783-1111  
 Fax: (860) 783-1112  
 Website: www.cole-engineering.com



**LOT 1**

NO.	DESCRIPTION	DATE
1	REVISION: CORRECTED EASEMENT	08/20/2024
2	REVISION: CORRECTED EASEMENT	08/20/2024
3	REVISION: CORRECTED EASEMENT	08/20/2024
4	REVISION: CORRECTED EASEMENT	08/20/2024
5	REVISION: CORRECTED EASEMENT	08/20/2024
6	REVISION: CORRECTED EASEMENT	08/20/2024
7	REVISION: CORRECTED EASEMENT	08/20/2024
8	REVISION: CORRECTED EASEMENT	08/20/2024
9	REVISION: CORRECTED EASEMENT	08/20/2024
10	REVISION: CORRECTED EASEMENT	08/20/2024

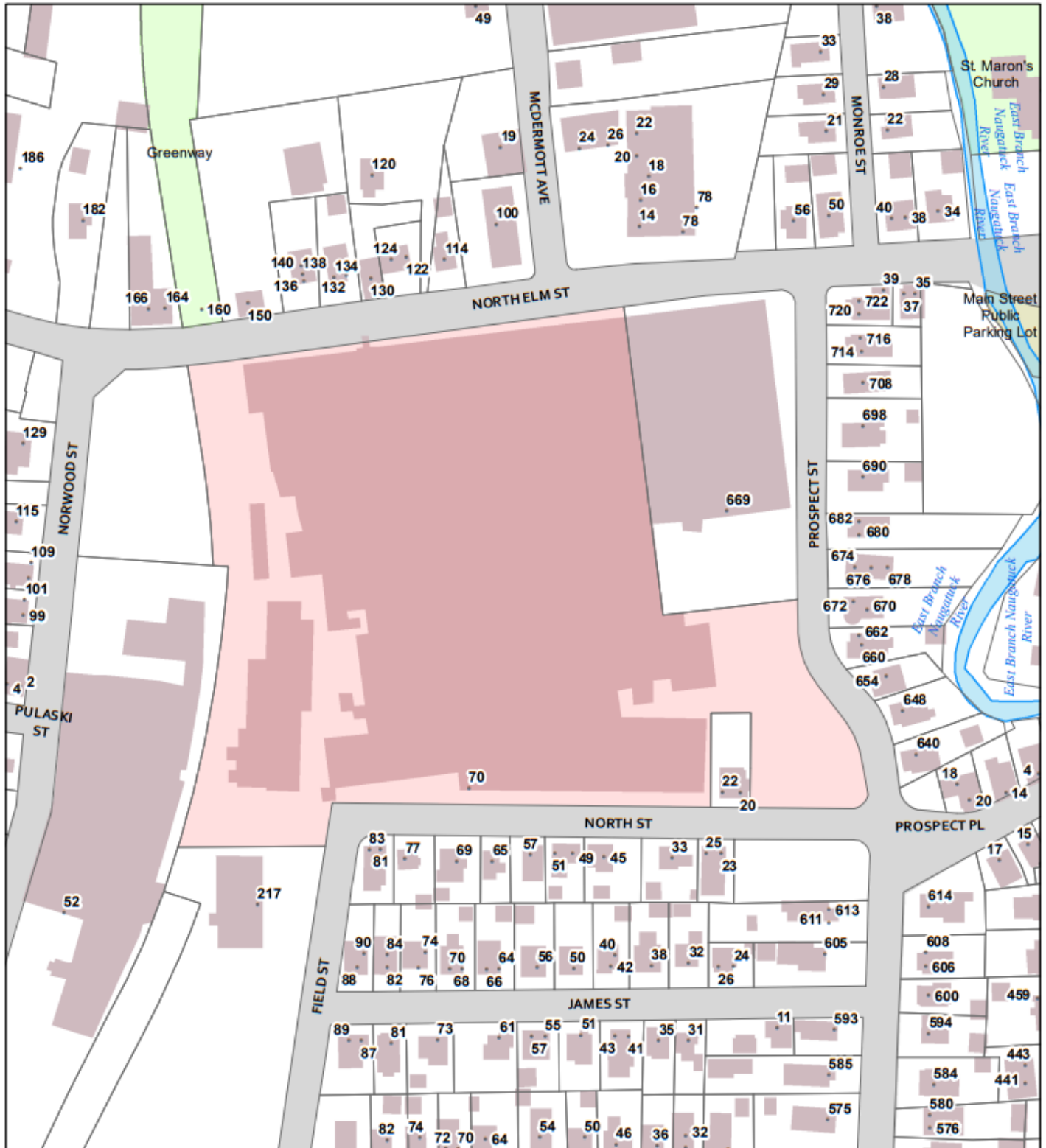
**LOT 2**

NO.	DESCRIPTION	DATE
1	REVISION: CORRECTED EASEMENT	08/20/2024
2	REVISION: CORRECTED EASEMENT	08/20/2024
3	REVISION: CORRECTED EASEMENT	08/20/2024
4	REVISION: CORRECTED EASEMENT	08/20/2024
5	REVISION: CORRECTED EASEMENT	08/20/2024
6	REVISION: CORRECTED EASEMENT	08/20/2024
7	REVISION: CORRECTED EASEMENT	08/20/2024
8	REVISION: CORRECTED EASEMENT	08/20/2024
9	REVISION: CORRECTED EASEMENT	08/20/2024
10	REVISION: CORRECTED EASEMENT	08/20/2024

# City of Torrington, Connecticut - Assessment Parcel Map

Map/Block/Lot: 119-010-004

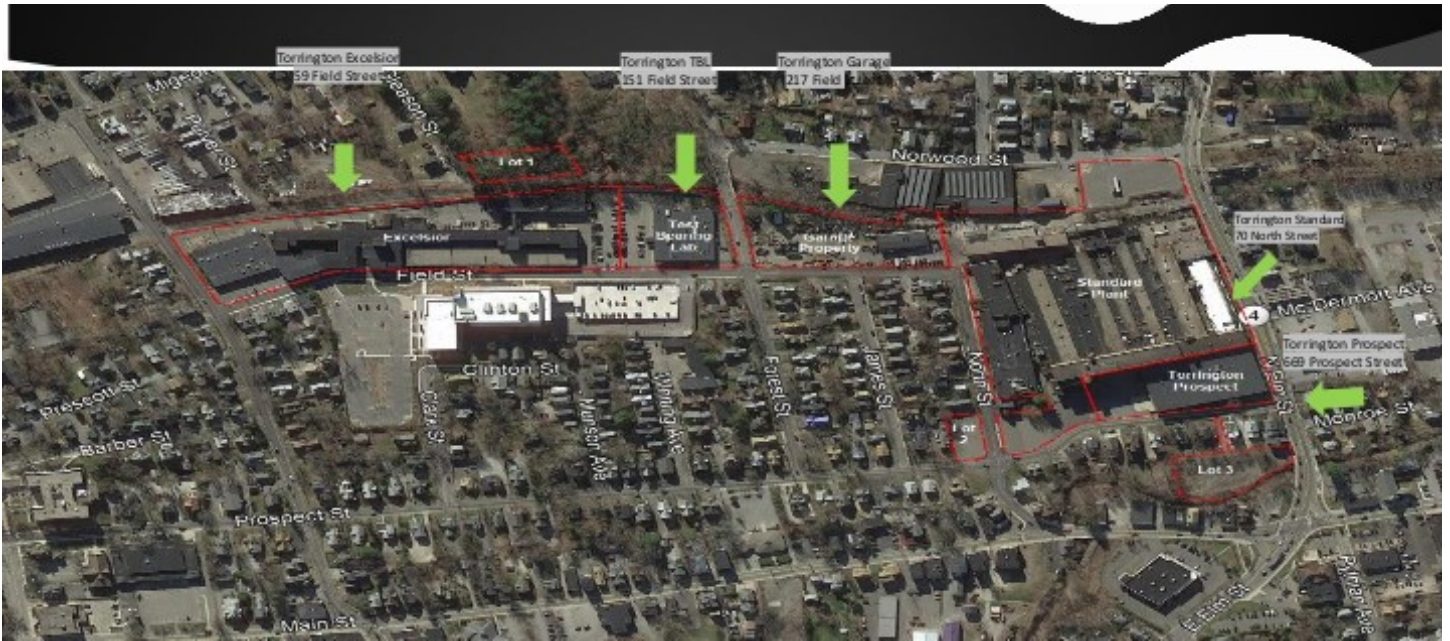
Address: 70 NORTH ST



Approximate Scale: 1 inch = 166 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced: December 2024



Conceptual

