

Godin Property Brokers LLC



Commercial / Industrial

FOR SALE

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850 Straits Turnpike, Suite 101

Middlebury, CT, 06762



**219 Industrial Lane
Torrington, CT 06790**

**+/-27,200 S/F Industrial Facility on 4.85 Acres
Former Printing Operation has Nice Offices,
Full A/C & Heavy power
Great Business Park Location with Immediate
Route 8 Highway Access
Offered at: \$1,495,000.00**



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		219 Industrial Lane	
CITY, STATE		Industrial, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	27,200 +/-	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	27,200 +/-	Type of Heat	Oil/ Gas available
Office Space	3,000 +/-	OTHER	
Ext. Construction	Steel	Acres	4.85
Roof	Steel	Zoning	Industrial
Column space	varies	Parking	Ample
Ceiling Height	10-15'	State Route / Distance To...	.25 to Rt 8
Date Built	1984	TAXES	
UTILITIES		Assessment	\$799,520.00
Sewer	City	Mill Rate	47.96
Water	City	Appraised	\$1,142,167.00
Gas	Available	Taxes	\$38,344.98
Electrical	3000Amps / 3 Phase 120/208 Volts	TERMS	
		Sale	\$1,495,000.00



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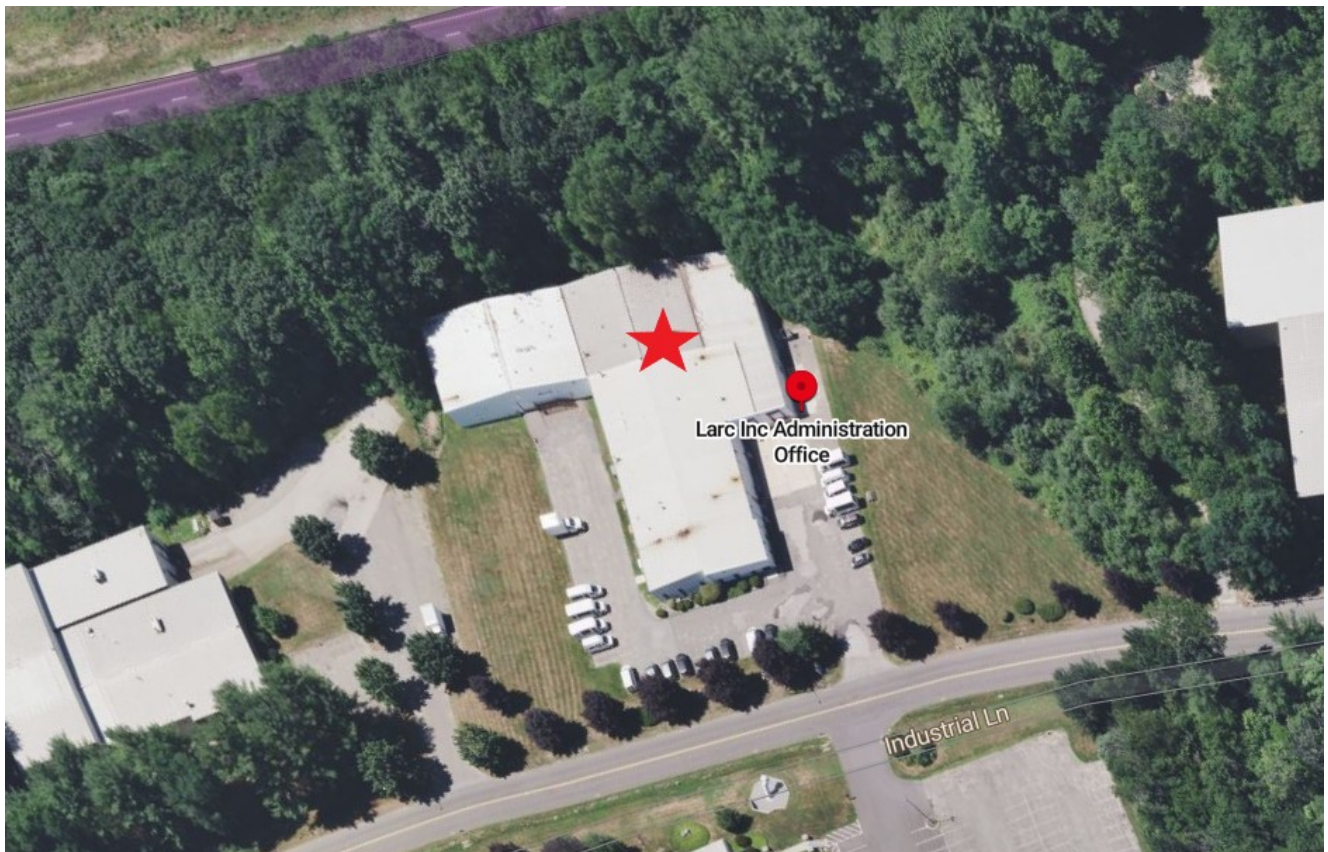
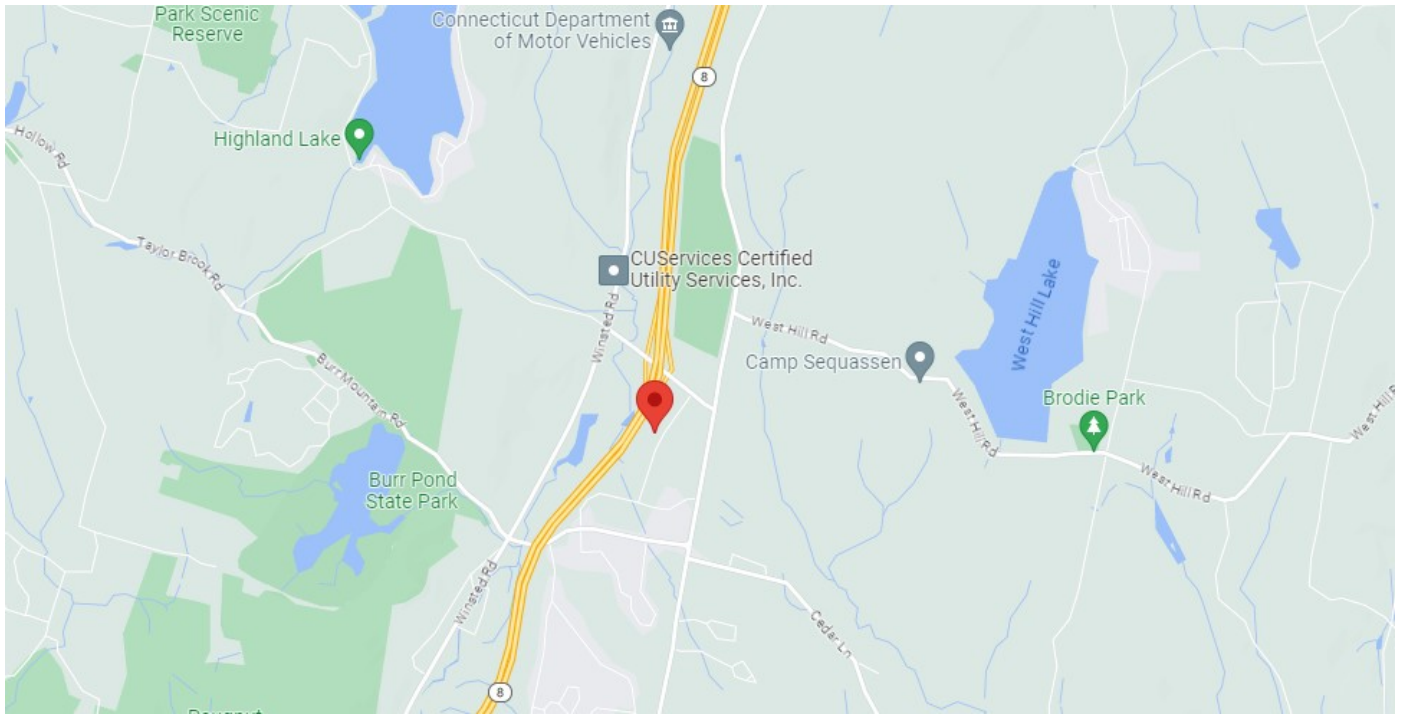
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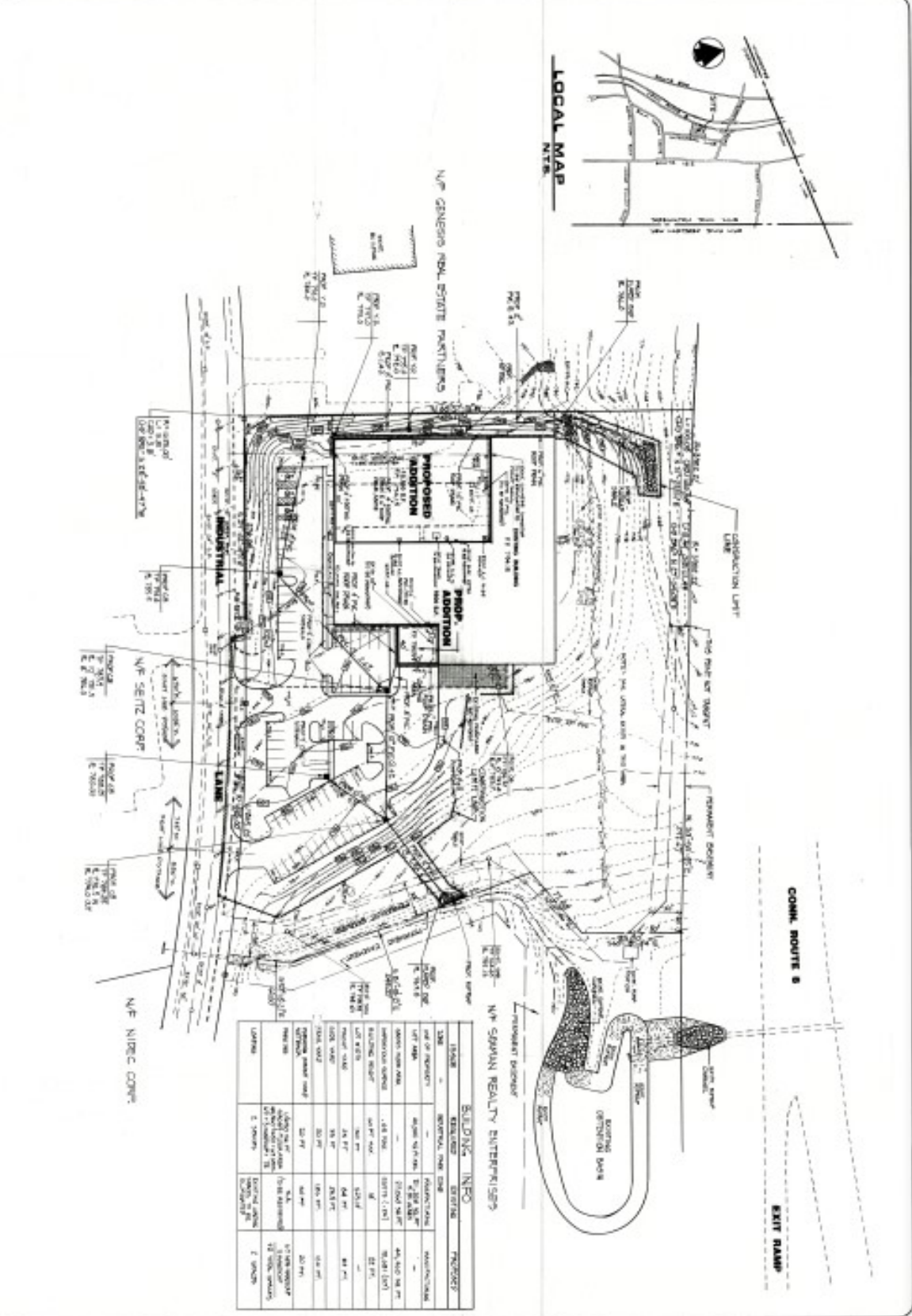


- = 17,200
- = 6,170
- = 9,100



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GRADING & UTILITIES PLAN



BUILDING INFO

ITEM	REMARKS	DATE	PREPARED BY
DATE OF PROJECT	APPROXIMATE DATE		
LOT AREA	4,800 SQ. FT.		
LOT DIMENSIONS	120' X 40'		
SETBACKS	FRONT: 10' SIDE: 5' REAR: 5'		
FLOOR AREA	10,000 SQ. FT.		
NUMBER OF FLOORS	2		
TYPE OF CONSTRUCTION	CONCRETE		
FOUNDATION	CONCRETE		
ROOF TYPE	FLAT		
MECHANICAL SYSTEMS	HVAC, PLUMBING, ELECTRICAL		
UTILITIES	WATER, SEWER, GAS, ELECTRIC		
PERMITS	APPROVED		

SP1

CHESY LTD.
 1234 MAIN ST. WASHINGTON, DC 20001
 (202) 555-1234

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 Building & Engineering Co., Inc.

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