



One Factory Square

168 Center Street, Southington, Connecticut 06489

Property Features

- Historical mill building constructed in 1883
- Beautiful exposed ceilings offering heights of up to 14ft
- Exposed brick
- Recently renovated
- Off-street surface parking lot
- Large windows
- Direct access to the frequented Rails to Trails walking path
- Large clear spans
- Heart of Downtown Southington

1,027-10,300 SF



For more information:

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NAI Elite, LLC

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Commercial Real Estate Services, Worldwide.

For Lease

Retail, Office

1,300-10,000 SF

Property Details

Total Building Sq Ft	137,000 SF	Dock, Drive-In & Rail Access	2 dock doors, 2 drive-in doors, no rail access
Lot Size:	3.25 Acres	Electric Service	City Grid
Max Contiguous / Min Sub Divide	10300/1027	Phone / Data Service	TBD
Number Of Units	5	Back-Up Power Supply	TBD
Rentable / Useable Sq Ft Ratio	1,027 - 4,900 SF	HVAC	Yes
Additional Buildings	2	Type Of Heat	Forced Air
Frontage	223	Natural Gas / Propane / Oil	Gas
Parking	150	City Water / Well	City Water
Number Of Floors	3	Sewer / Septic	Sewer
Year Built:	1883	Sprinkler System	Yes
Ceiling Height	8 ft	Fire Prevention, Security Alarm Y Life Safety	Sprinklers
Ceiling Type	Exposed wood beams and truss-work.	Environmental Assessment	TBD
Restrooms	6	Zoning	I-1
Lighting	Fluorescent	Assessment	-
Construction	Historical brick mill building with updated renovations on the inside	Mill Rate	29.14
Column Spacing	15	Estimated Taxes Per Sq Ft	\$0.22
Elevator	2	Access / Visibility	1.5 miles from I-84. Visible from Center Street, South Center Street, West Center Street, and Liberty Ave
Basement	Finished basement with access to Rails to Trails pathway	Location Setting	Located in the heart of Downtown Southington, One Factory Square is nestled in the busiest commercial district in town. Downtown Southington is home to many retail and office buildings and extremely walk-able. This renovated Mill Building stands out from the rest by offering plenty of off-street parking.
Storage	Possibilities Available	Traffic Count	5400
		Signage	Pylon Sign/Directory

Demographics

1 Mile

3 Miles

5 Miles

Property Highlights

Total Households:	3,130	14,871	35,036
Total Population:	7,779	37,949	91,908
Average HH Income:	\$76,836	\$85,899	\$87,991

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