

# LEASE

## 368 ELLA GRASSO AVE. IN TORRINGTON, CT

368 Ella Grasso Ave Torrington, CT 06790



### PROPERTY DESCRIPTION

Introducing 368 Ella Grasso Ave, Torrington, CT, 06790 - an exceptional leasing opportunity for businesses seeking a prime commercial space. This property offers an ideal combination of location and functionality, featuring ample parking space, versatile floor layout, and modern facilities. With its strategic position within the vibrant Torrington area, this property presents an attractive opportunity for businesses seeking to establish or expand their presence. At 133,000 square feet, this space provides the perfect canvas for success. A subdivide may be possible. Elevate your business with this outstanding leasing opportunity at 368 Ella Grasso Ave. A purchase of this property may be possible.

### PROPERTY HIGHLIGHTS

- Torrington Industrial Park location
- Close proximity to Route 8 North and South
- Six loading dock doors
- Nicely appointed offices

### OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Number of Units:	1
Available SF:	50,000 - 133,000 SF
Lot Size:	366,779 SF
Building Size:	132,962 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,426	17,078	37,197
Total Population	8,348	38,705	87,897
Average HH Income	\$119,322	\$103,551	\$128,676

**Mario Longobucco**  
(860) 307-5945



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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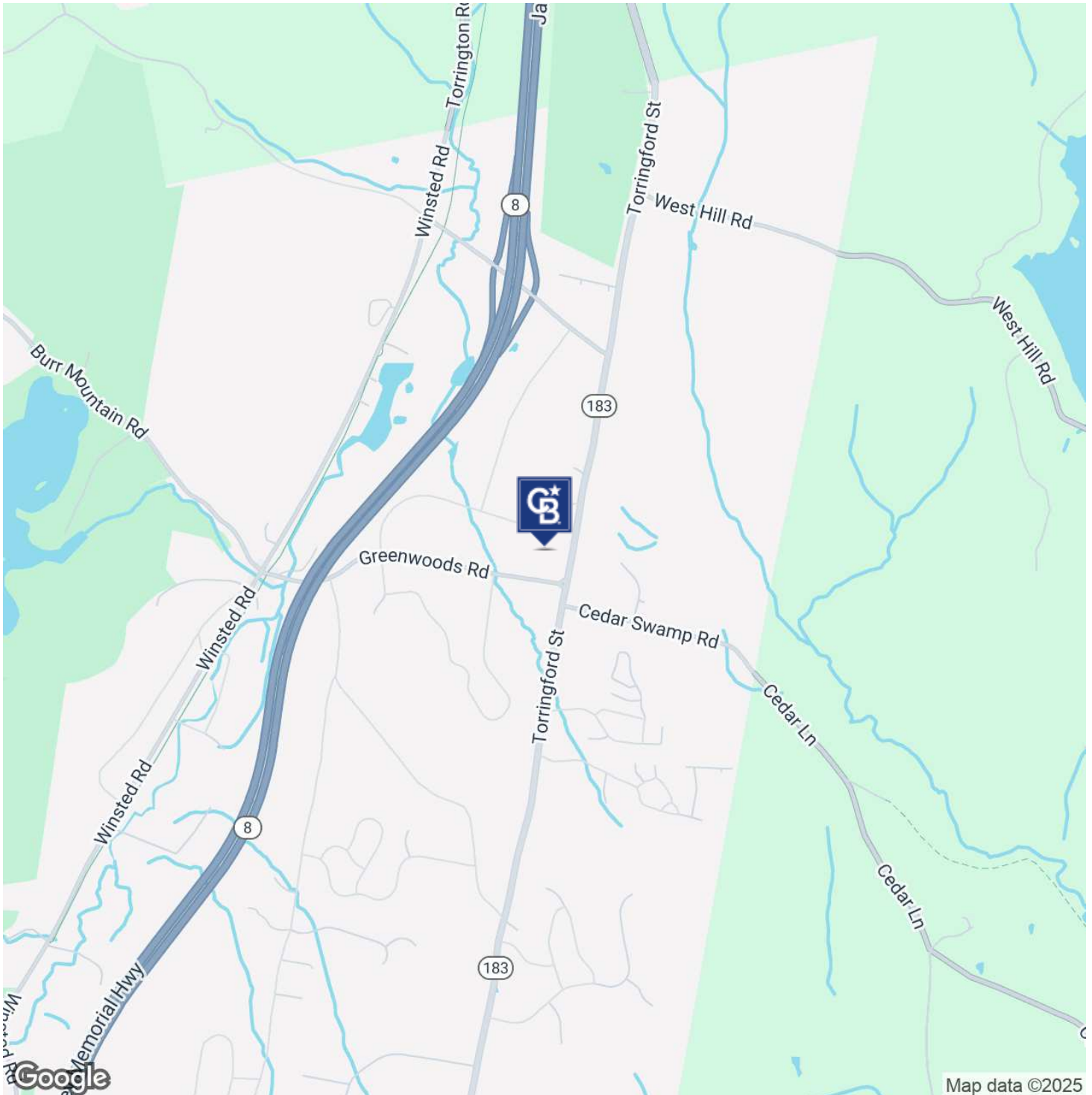
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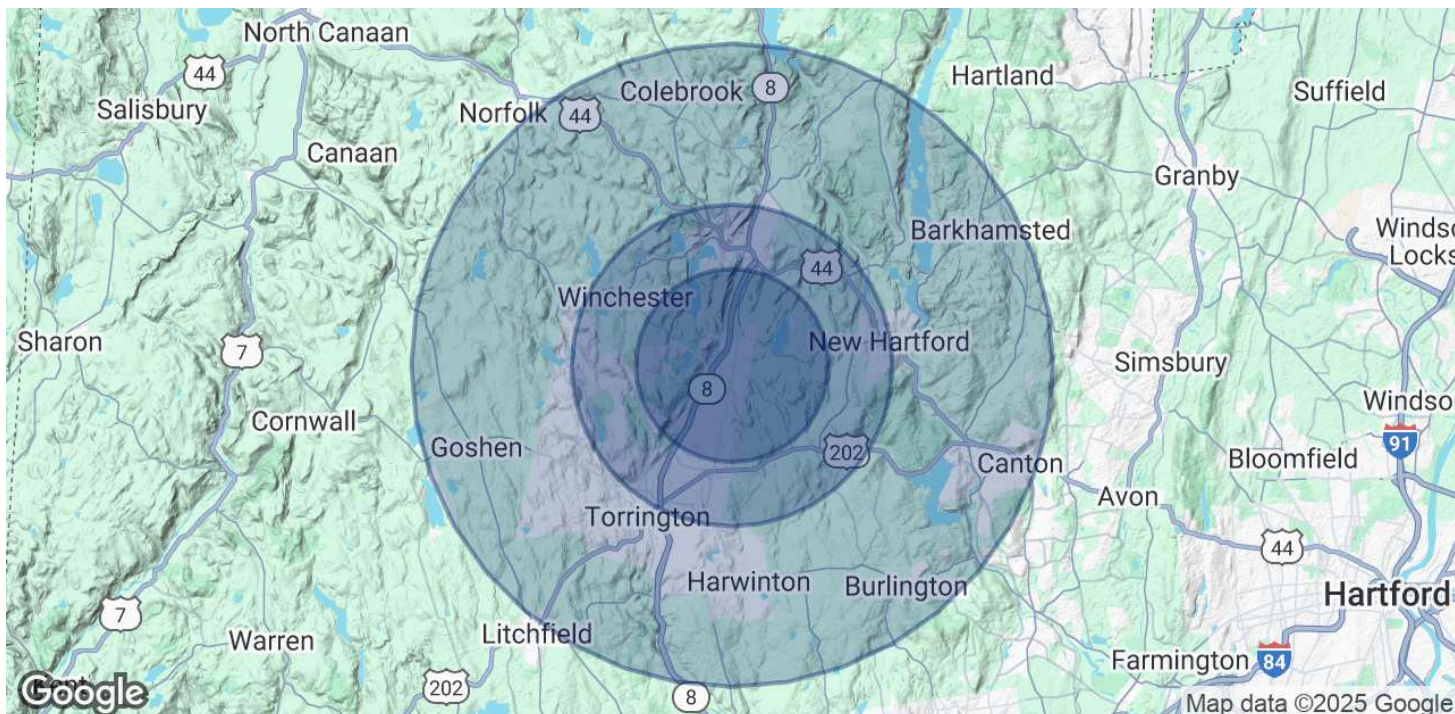
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### POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	8,348	38,705	87,897
Average Age	46	45	45
Average Age (Male)	45	44	44
Average Age (Female)	48	46	46

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	3,426	17,078	37,197
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$119,322	\$103,551	\$128,676
Average House Value	\$311,739	\$289,148	\$372,604

Demographics data derived from AlphaMap

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