



# Value-add Industrial Asset for sale | 140,000 sf

1170 MAIN STREET | NEWINGTON, CT

PROPERTY BROCHURE

AVISON  
YOUNG

# 1170 Main Street | Newington, CT

As exclusive sales agent, Avison Young is pleased to offer for sale 1170 Main Street Newington, CT (the "Property"). This value-add offering consists of 6.85 acres with two mixed-use flex/industrial warehouse & distribution, retail buildings on the premises totalling 139,780 gross square feet (gsf). A significant investment has been made in designing an inspired repositioning of the Property for complimentary occupancy including customer-facing street retail, light manufacturing, and flex/industrial warehouse and distribution.

**STRONG MARKET FUNDAMENTALS**

**IN-PLACE INCOME WITH  
TREMENDOUS UPSIDE**

**FUNCTIONAL DESIGN AND  
INFRASTRUCTURE**

**CALL FOR PRICING**



## INVESTMENT HIGHLIGHTS



**139,780**  
SQUARE FEET



**14' - 26'**  
CEILING HEIGHTS



**\$1.2 M**  
PROJECTED RENT



**0.1%**  
MARKET  
VACANCY RATE

# Property overview

## PROPERTY INFORMATION

Address	1170 Main Street Newington, CT 06111
Parcel	NEWI-156560-K000000
Land Acres	6.85
Building RBA	139,780
Zoning	B-TC/PD
Year Built	1925-1982
Parking Spaces	173
Clear Heights	14'-26'
Dock Doors	16
Drive-In Doors	4
Power	4,000a/480v 3p



# Property proposed renderings



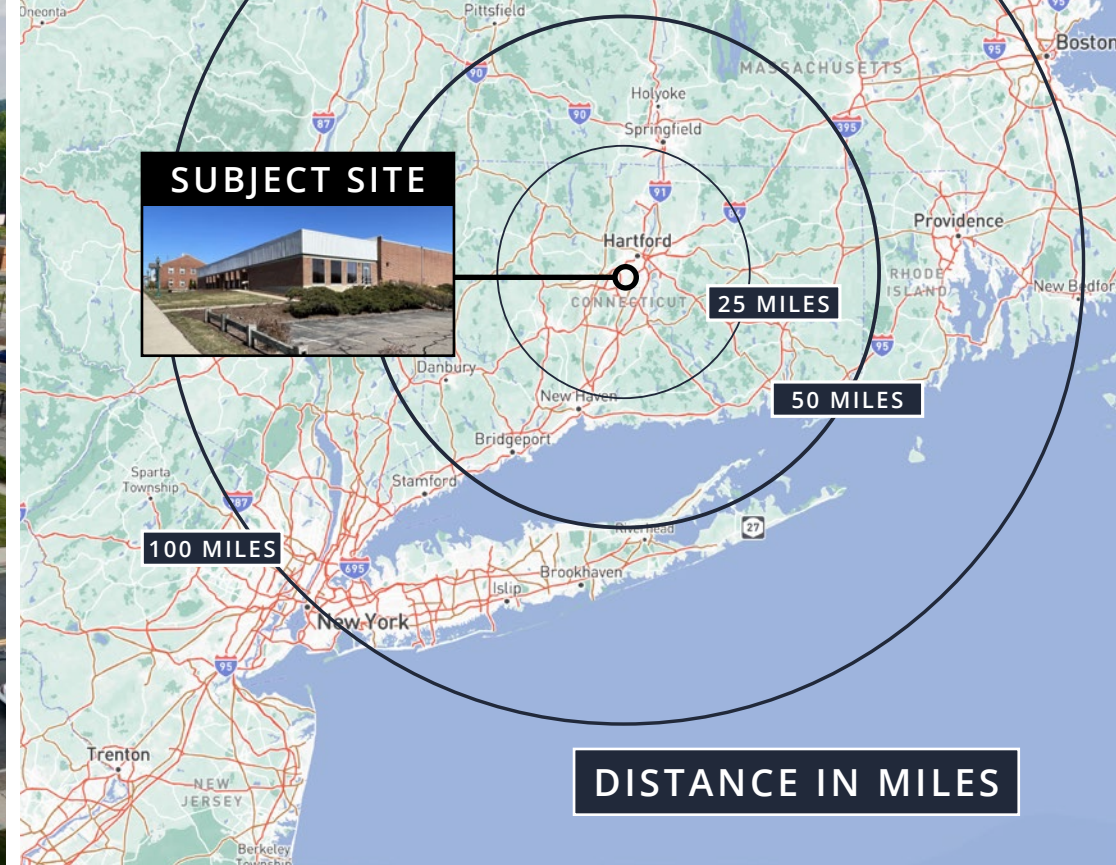
*Proposed restored main street facade*



*Proposed restoration from NW corner*



*Proposed restoration from WW corner*



## For more information, let's connect.

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