

LEASE

99 WINSTED ROAD

Torrington, CT 06790



PROPERTY DESCRIPTION

Four units available for lease. Units A and B are combined to total 3,680 sf - \$4,200/mo. Unit C is 1,750 sf - \$2,200/mo. Unit D can be added to Unit C to total 2,290 sf - \$3,200/mo. All prices are Gross, tenant pays for electric and heat. All the spaces have large overhead doors at the front and the rear of the building allowing you to pull in the rear, unload indoors, and pull out of the front of the space. It is an estimated 16 to 18 feet to the underside of the truss. Located on Winsted Road, just a stone throw to Routes 8 North and South. Convenient to most everything this space is flexible enough to fit your needs.

PROPERTY HIGHLIGHTS

- Solid Block Building
- 14' x 10' Overhead doors on both sides
- 1,750 to 5,970 square feet available
- Less than a mile from Route 8 North and South
- Leases are gross. tenant pays electric and heat

OFFERING SUMMARY

Lease Rate:	\$2,200.00 - 4,200.00 per month (tenant pays electric and heat; Gross)
Number of Units:	3
Available SF:	1,750 - 3,680 SF
Lot Size:	1.95 Acres
Building Size:	18,602 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,803	18,086	35,313
Total Population	33,297	41,473	82,480
Average HH Income	\$90,249	\$97,534	\$119,145

Mario Longobucco
(860)307-5945



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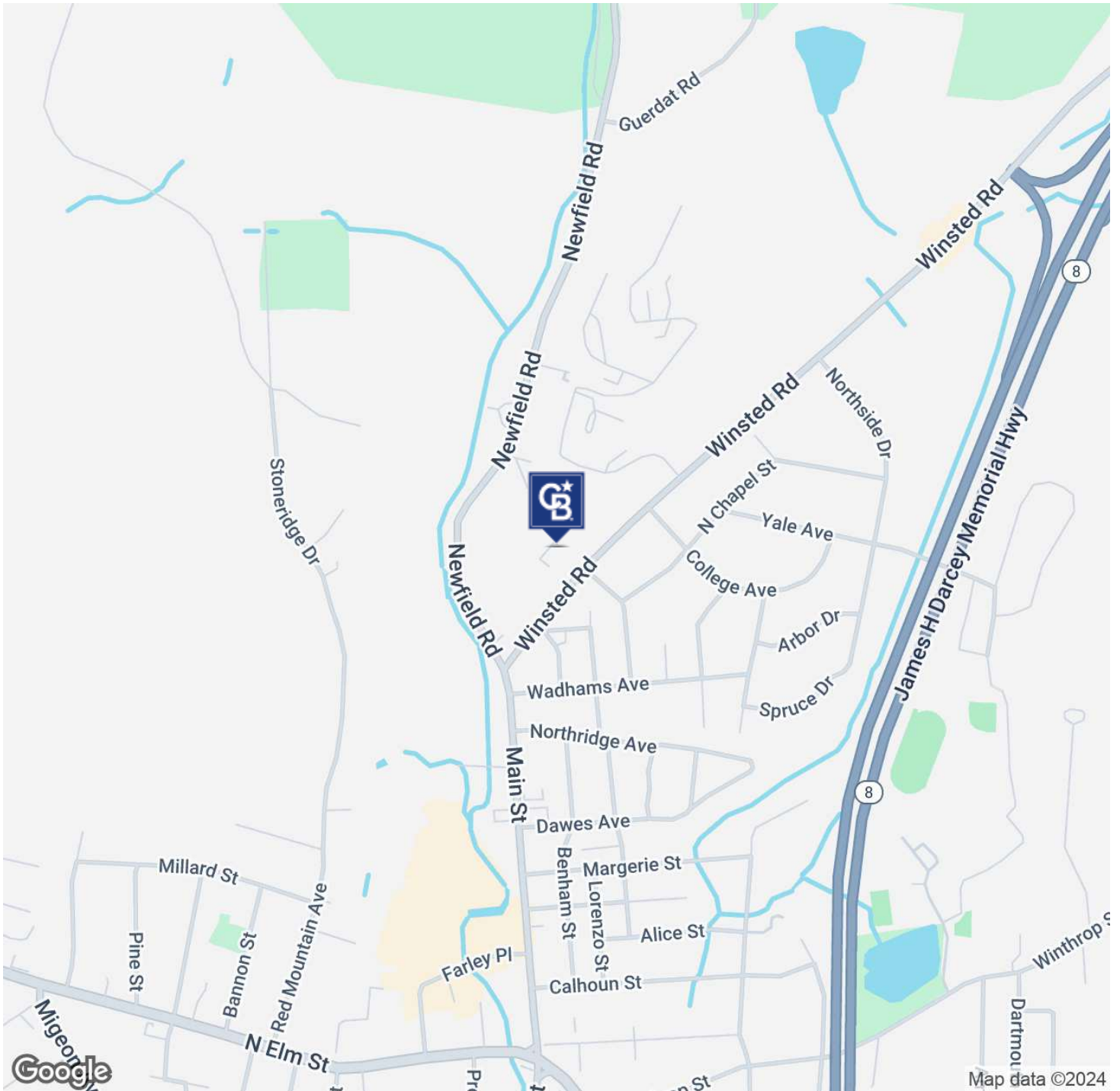
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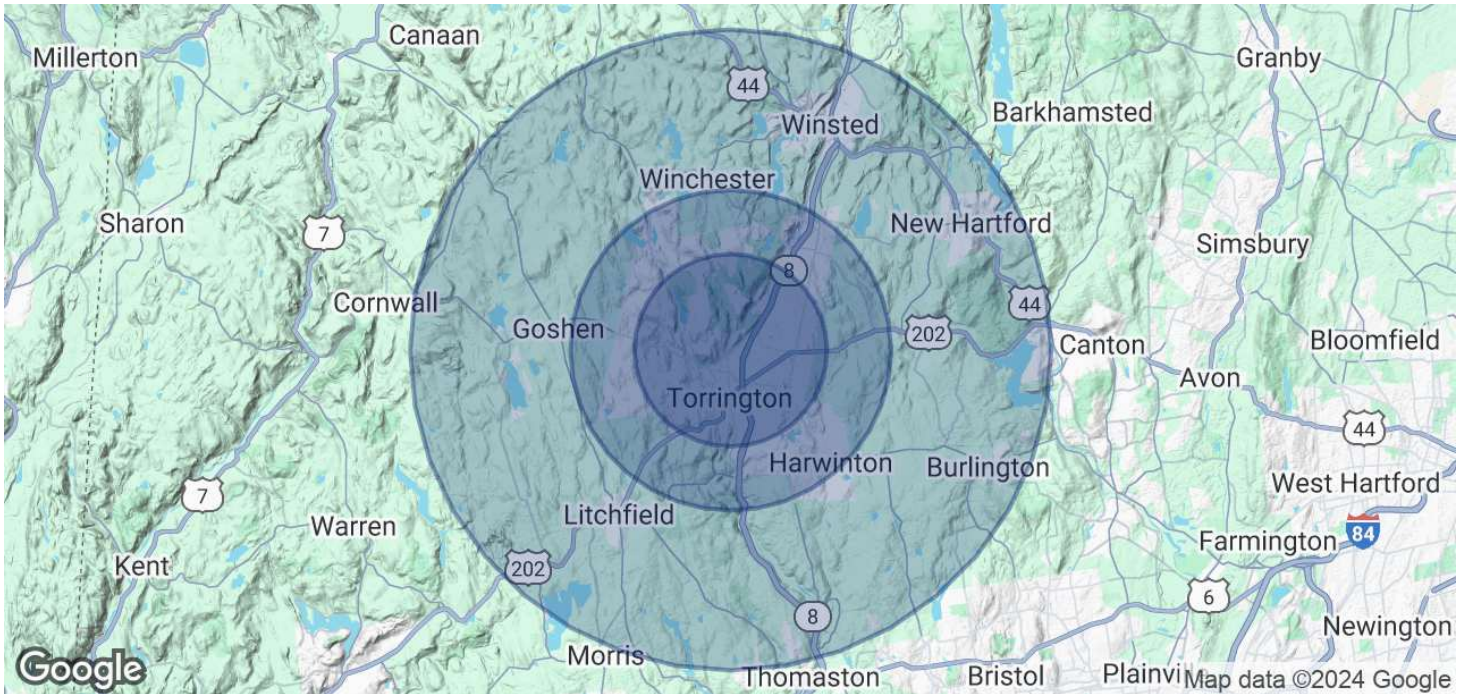
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,297	41,473	82,480
Average Age	44	44	45
Average Age (Male)	43	43	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,803	18,086	35,313
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$90,249	\$97,534	\$119,145
Average House Value	\$248,463	\$271,010	\$356,916

Demographics data derived from AlphaMap

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