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# FOR SALE



***184 Berry Street  
Torrington, CT 06790***

**Rare Smaller Free-Standing Building  
+/- 7,000 S/F on .55 Acres  
Industrial Zoning & Good Loading Access  
Former Metal Fabrication Shop &  
Many Tools are Available  
Offered at \$599,000.00**

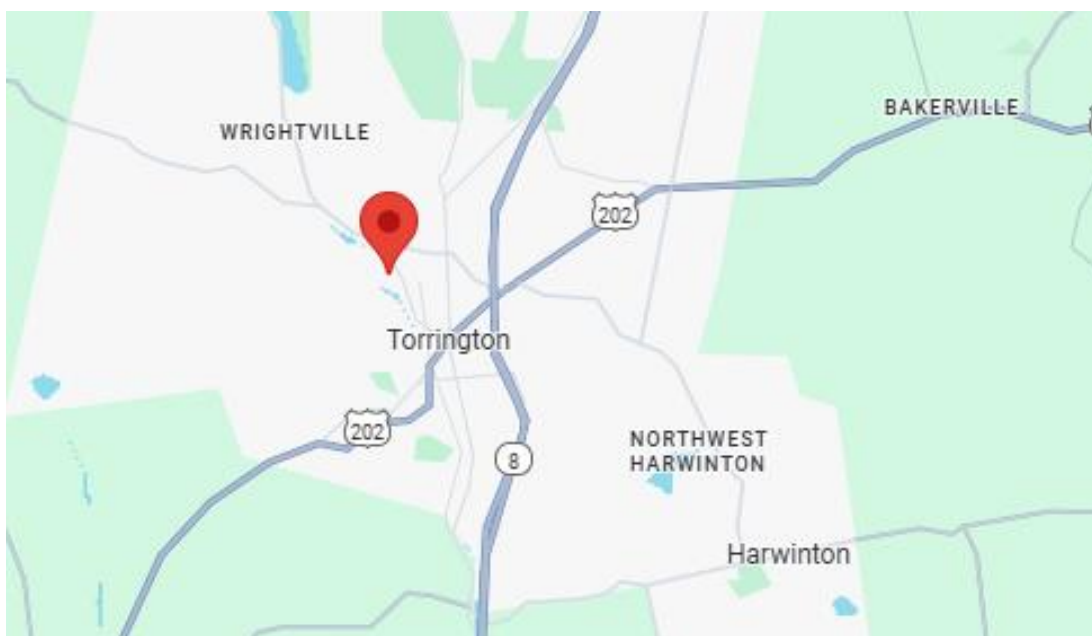


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# PROPERTY DATA FORM

PROPERTY ADDRESS	184 Berry Street
CITY, STATE	Torrington, CT 06790

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,000 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	7,000 +/-	Type of Heat	Gas
Office Space	1,200 +/-	OTHER	
Avail Overhead Doors	3	Acres	.55
Total/Avail S/F Mezz	1,200 S/F Storage	Zoning	Industrial
Total/Avail Docks	1	Parking	+/- 20
Ext. Construction	Block	State Rte. distance to	1 mile RT 8
Roof	Rubber	TAXES	
Ceiling Height	15'	Assessment	\$242,130.00
Date Built	1959	Appraisal	\$345,900.00
UTILITIES	Tenant /Buyer to Verify	Mill Rate	38.45
Sewer	Yes	Taxes	\$9,309.90
Water	Yes	TERMS	
Gas	Yes	Sale	\$599,000.00
Electric	400 Amps/208v/3 Phase		

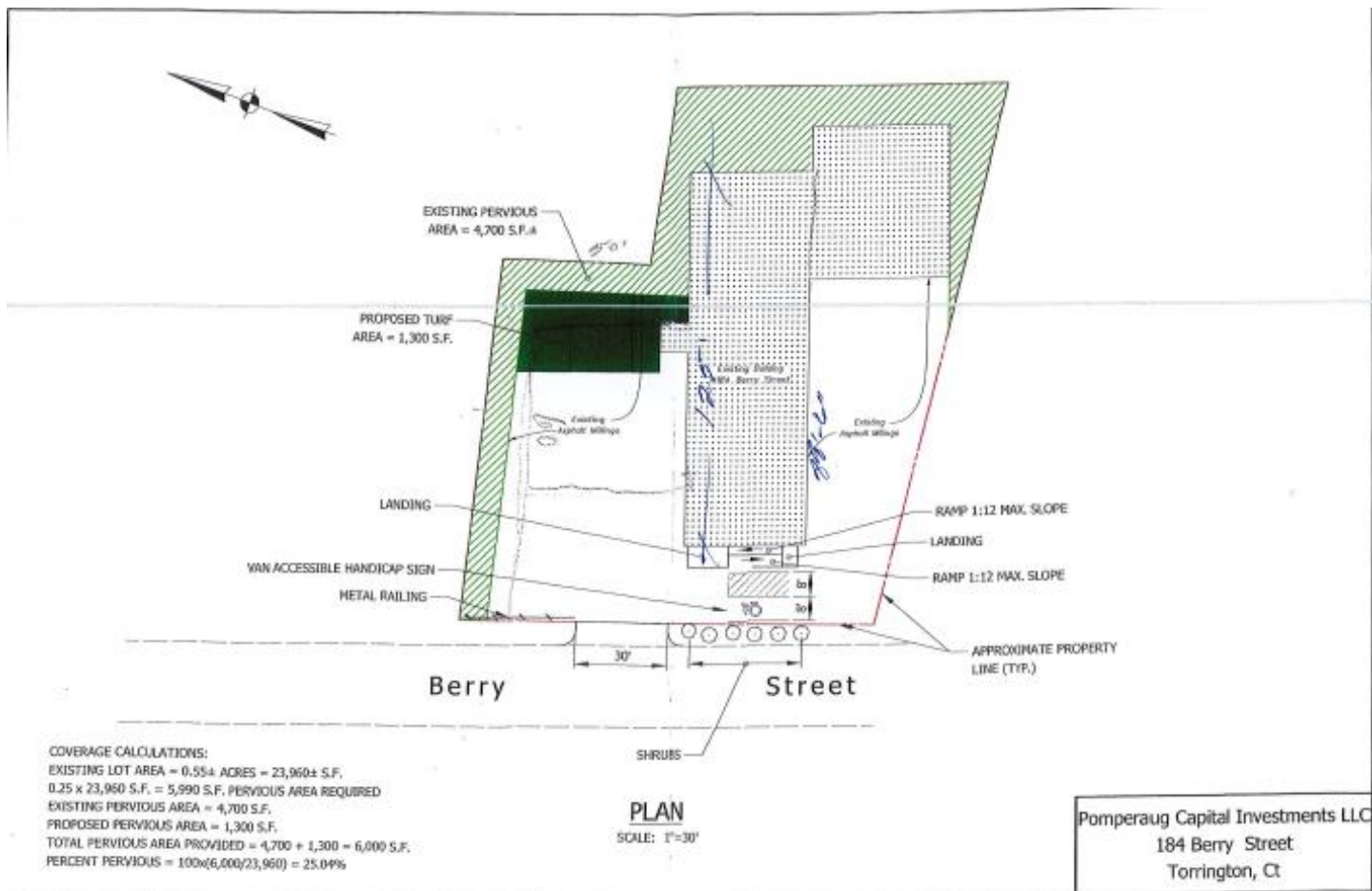


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15' 11" 15' 2" 2' 1"

50'

Front

Shop Floor

40' x 50' = 2000 S.F.

E.H. Room  
10' x 10'

E.H. Room  
10' x 10'

40' x 70'  
Metal  
Door

12' 0" 10' 0" 0"

Loading Dock

Roughly 2000 S.F.

10' 0" 10' 0" 0"

40' 0" 10' 0" 10' 0"

60' x 40'

30'

Main Office

40' x 30'

1200 S.F.

Shop Floor

10' 0" x 40' 0"

100' x 40' = 4000 S.F. ~~4000~~  
95' x 40' = 3800 S.F.

60' x 40'

30'

95'

9' x 9'

40' x 40' 0" 0" 0"

8' x 8' 1" 1" 1"

30'

125'

30'

10' 0" 30'