

# 48,000 SF Available

50 Tower Lane | Avon, CT



## Industrial/Flex

50 Tower Lane | Avon, CT

# For Sale or Lease

## Property Overview

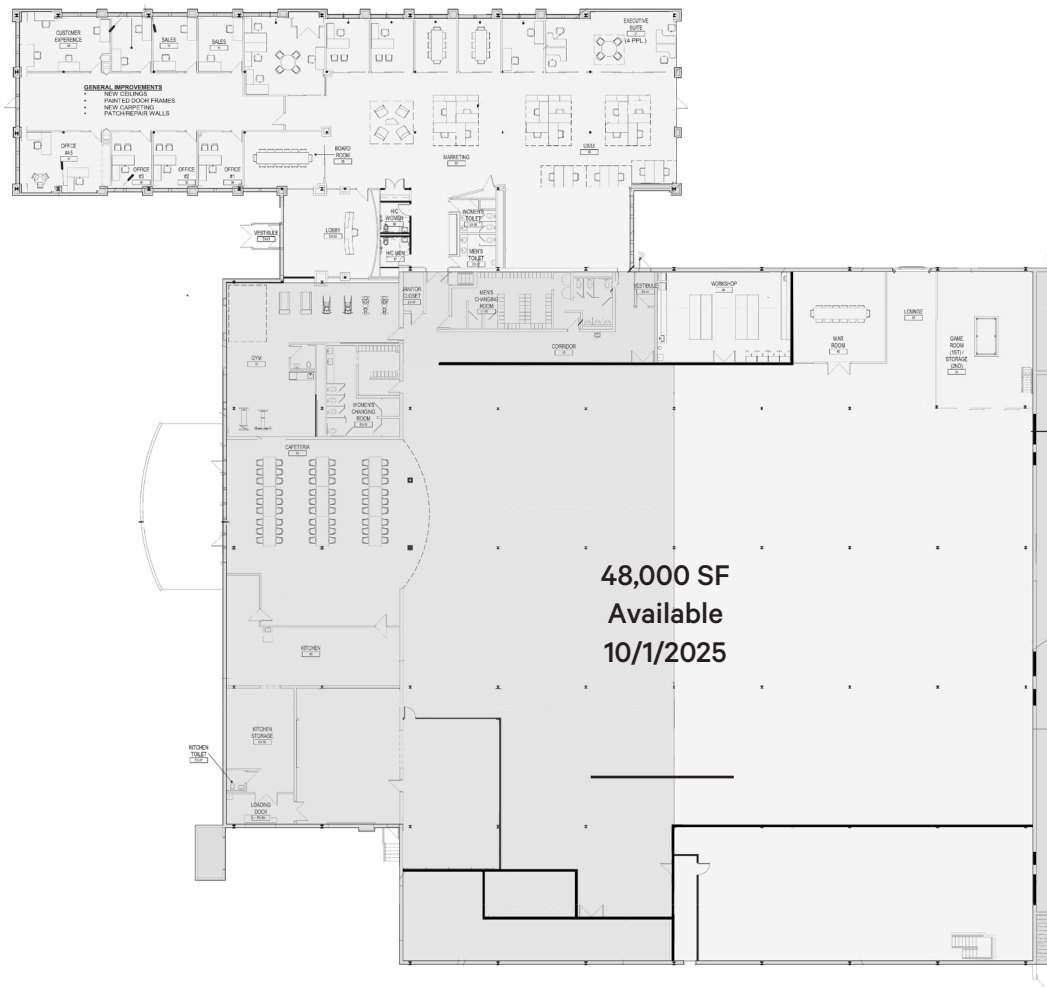
CBRE has been retained to represent for sale or lease, 50 Tower Lane in Avon, Connecticut. This 77,000 SF, single story, is perfect building for a large office headquarters, manufacturing or warehouse users. The property was completely renovated in 2017 for a national company's offices and showroom. Located in Avon Park South, off Route 44 via Exit 39 off I-84.

## Building Highlights

- + **Total building Size:** 77,000 SF
- + **For Lease:** 48,000 SF (Available 10/1/2025)
- + **Land:** 13.553 acres
- + **Zoning:** IP
- + **Income In Place:** 29,000 SF lease for 5 years (approximately \$115,000 in NOI)
- + **Asking Sale Price:** \$5,000,000
- + Two (2) 2,000-amp electric service
- + 100% air-conditioned
- + Five truck docks & 1 drive-in door
- + Expansion capability
- + Fully sprinklered
- + 120 car parking

## Floor Plan

48,000 SF Available for Lease (10/2025)





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## Exterior Photos

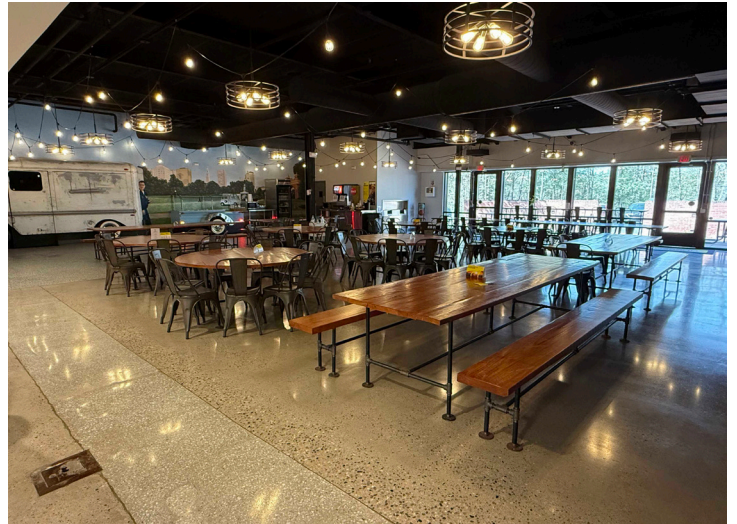
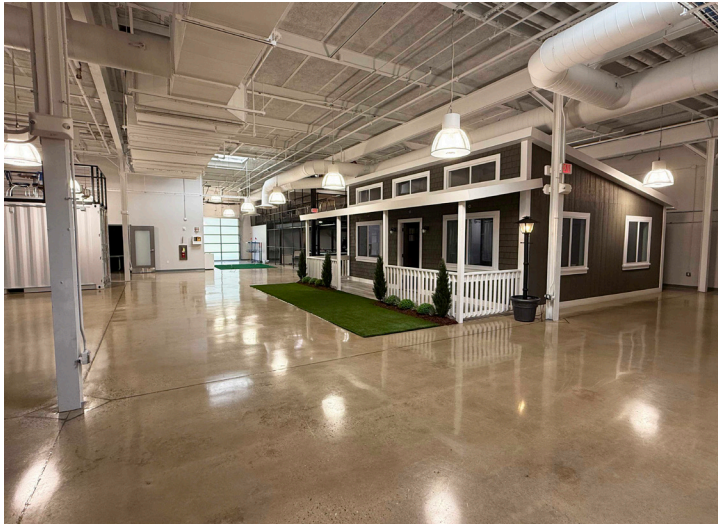




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## Interior Photos



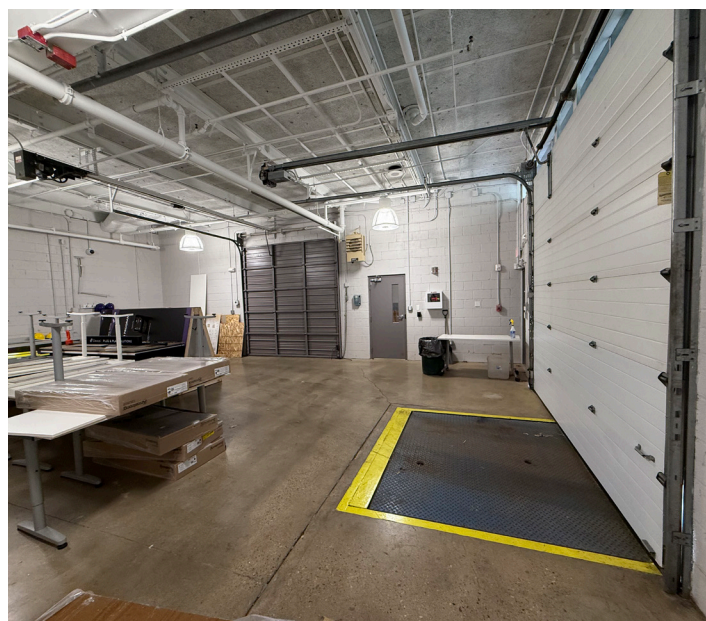
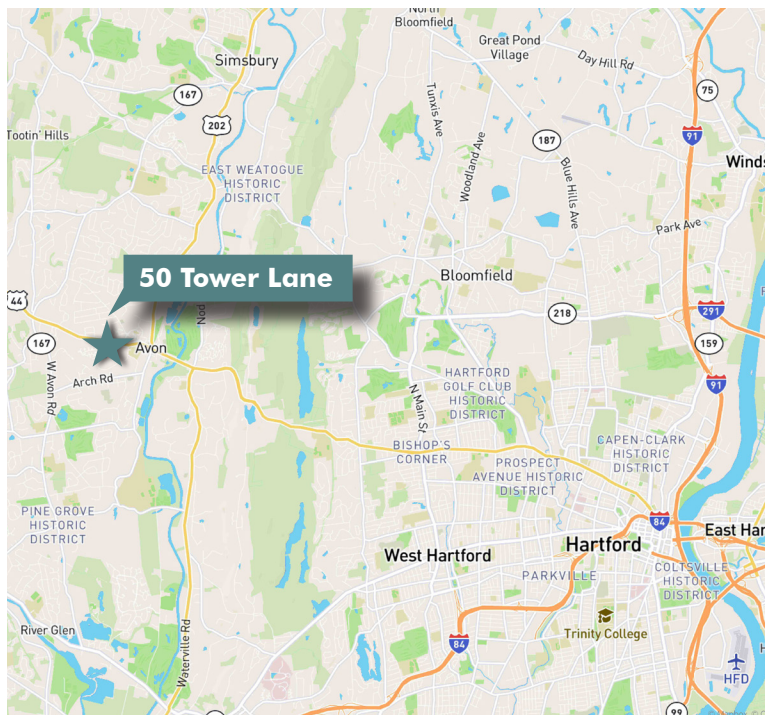


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## Location Map



## Contact Us

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