



299 Industrial Lane, Torrington CT

- Conveniently located in an industrial business park, right off State Route 8.
- Excellent location to service the Greater Hartford and Waterbury markets.
- Simple and direct truck route to Interstate-84; Interstate-95 in under 1 hr.
- Ample parking and ideal “swinging room” for 53’ trailers and box trucks.

High Bay Warehouse Space Availability List (All Spaces have access to Loading Docks):

<u>Workspace</u>	<u>Status</u>	<u>Unit Size (Sq. Ft.)</u>	<u>Monthly Rent</u>
Section A-1	Available	1,950 – 11,323 Sq. Ft. Range	Call for Pricing
Section A-2	RENTED	10,985 Gross Rentable	\$11,000
Section B-11	RENTED	2,210 Gross Rentable	\$2,210
Section B-12	RENTED	2,210 Gross Rentable	\$2,210
Section B-13	RENTED	2,210 Gross Rentable	\$2,210
Section B-14	Available	2,210 Gross Rentable	\$2,210
Section C-15	RENTED	2,800 Gross Rentable	\$2,800
Section C-16	RENTED	2,800 Gross Rentable	\$2,800
Section C-17	RENTED	3,935 Gross Rentable	\$3,935

Office/Flex Workspace Availability List (All Spaces have access to Loading Docks):

Workspace #1	Available	Small single-room workspace	\$500 Per Month
Workspace #2	Available	Renovated single-room workspace	\$650 Per Month
Workspace #3	Available	Renovated, large corner workspace	\$800 Per Month
West Wing St	RENTED	Five-Room contiguous workspaces	\$2,000 Per Month
Multi-Room	Available	Larger, contiguous suites available	Contact for Pricing