

## FOR SALE | LEASE

NEW 12,000 SF COMMERCIAL  
STEEL BUILDING  
DIVIDED INTO EIGHT (8) UNITS  
OF 1,500 SF EACH  
PRIME BUSINESS LOCATION  
WINSTED, CONNECTICUT

- A rare opportunity to own and/or lease newly constructed commercial space in one of Northwestern Connecticut's most accessible and versatile locations.
- This brand-new, 12,000± SF steel building is situated on over 20 acres in Winsted, CT, and is divided into eight (8) individual units of approximately 1,500± SF each. The flexible layout is ideal for a wide variety of commercial, light industrial, or service-oriented uses.
- Asking Price: \$2,100,000
- Asking Rent: \$1,700 / month plus heat and electricity.

### For Additional Details, Contact:



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## PROPERTY HIGHLIGHTS

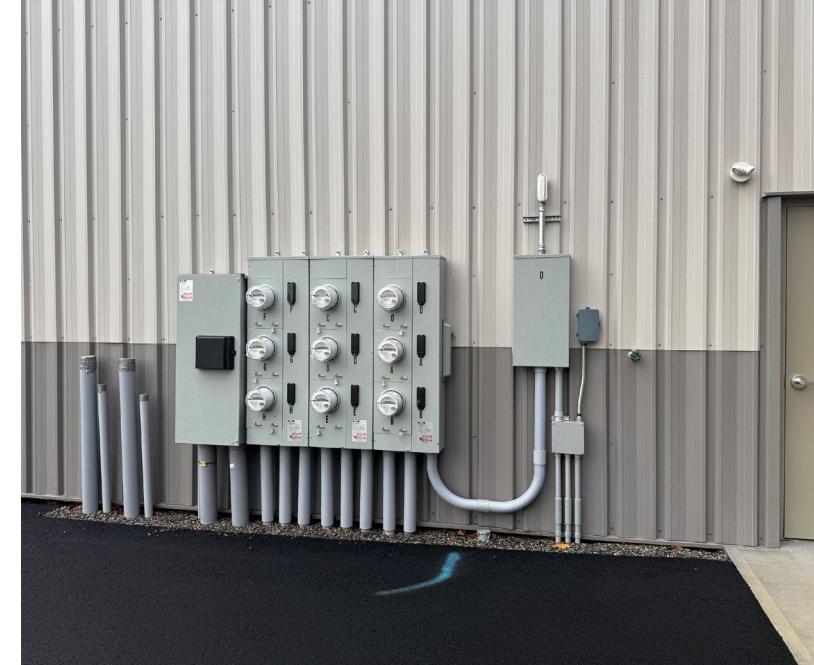
- 12,000 SF steel building – newly constructed, divided into eight (8) units of approximately 1,500± SF each, featuring modern design and high-quality materials
- Sits on **20+ acres** of land offering flexibility, privacy, and space for future expansion
- **Outstanding road visibility and access** (insert major road/highway or traffic counts if known)
- Zoned for **commercial/industrial use** – ideal for a range of operations (verify with town planning)
- **Build-to-suit layout** – customizable interior walls or open-span layout based on buyer needs
- Suitable for **contractors, light manufacturing, logistics, agricultural storage, retail showroom, or mixed-use site planning**

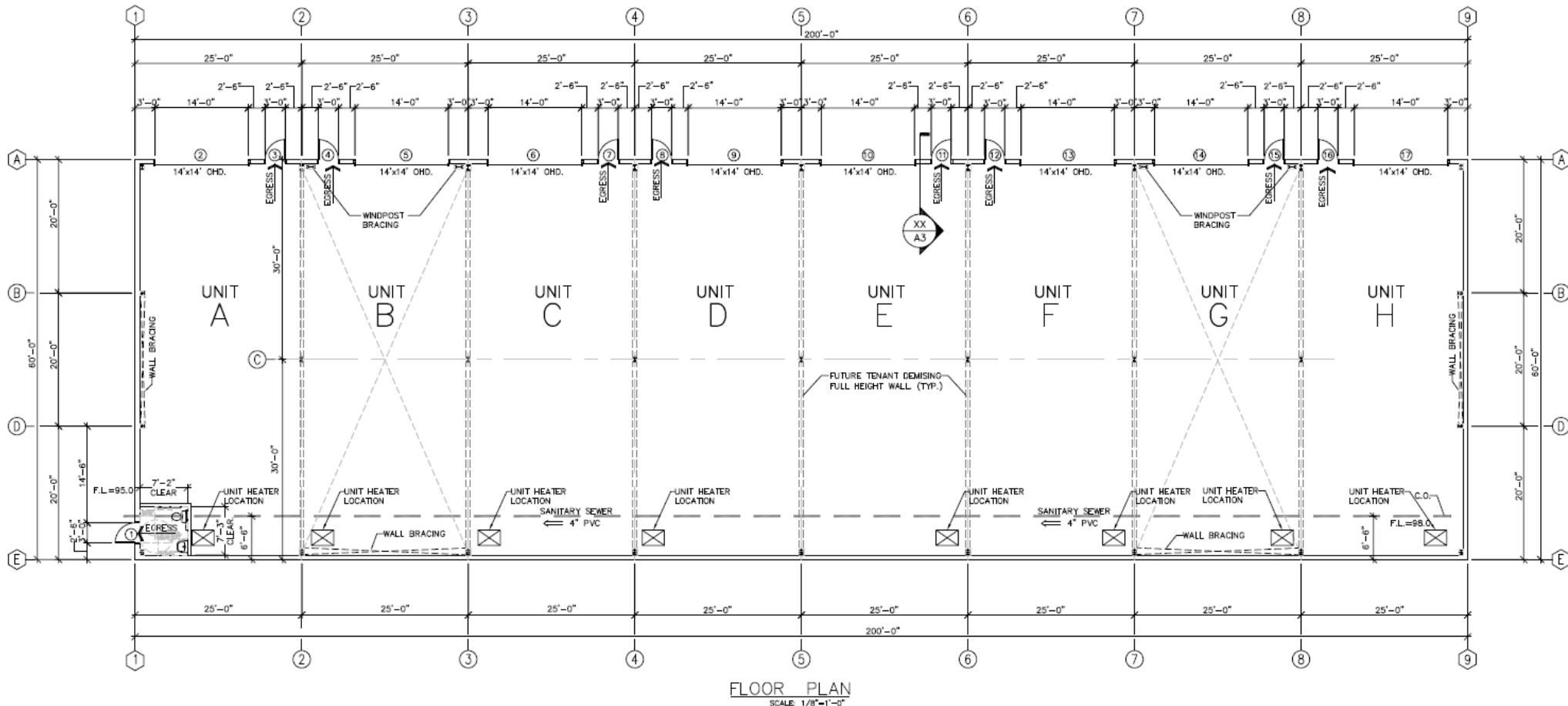


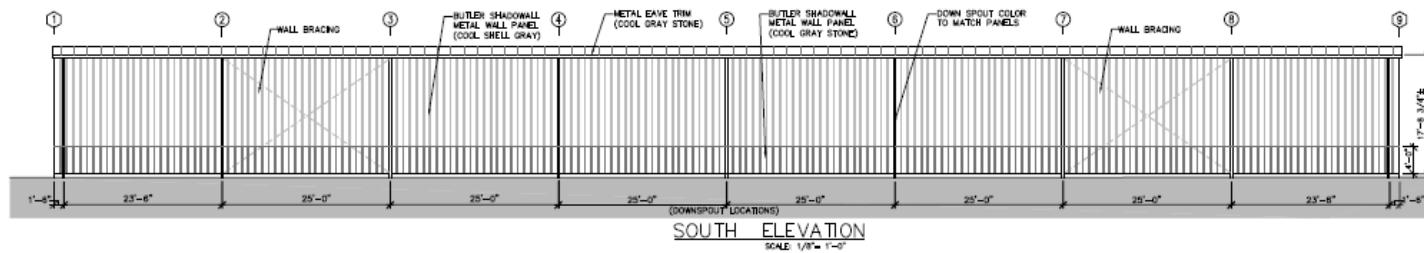
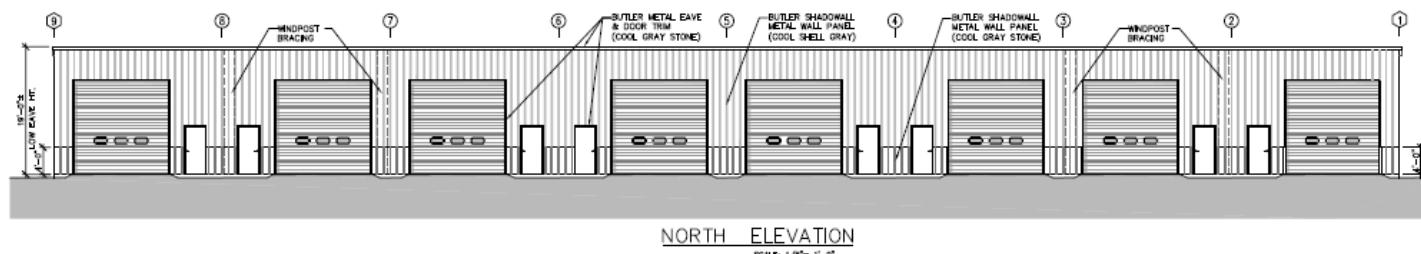
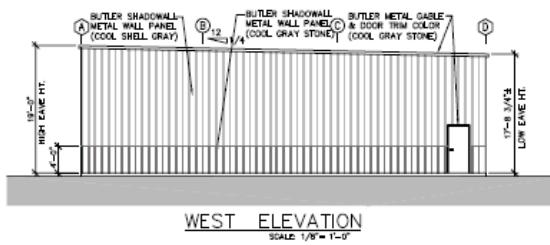
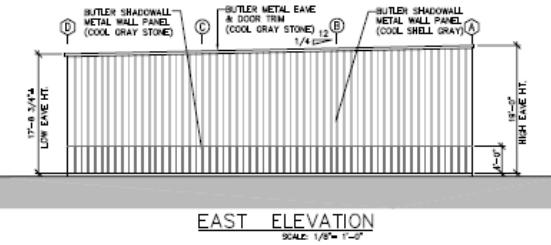
## KEY FEATURES

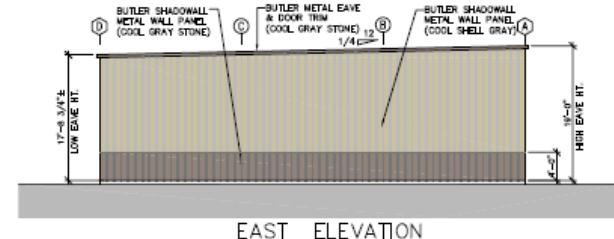
- **Durable steel-frame construction with low maintenance needs**
- **High ceilings and wide interior spans allow for efficient space use**
- **Options for service bays, warehouse space, contractor units, or equipment storage**
- **Eight (8) overhead (drive-in) doors.**
- **Utilities in place or underway**
- **Plenty of space for parking, and outdoor storage.**





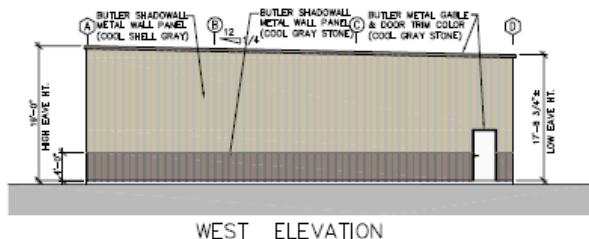






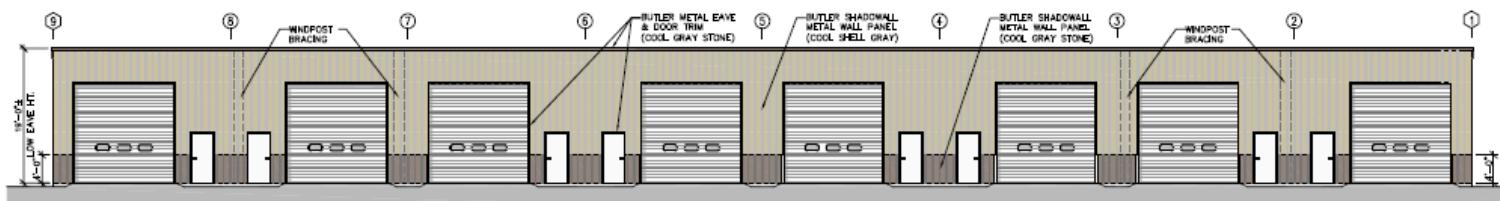
EAST ELEVATION

SCALE 1/8" = 1'-0"



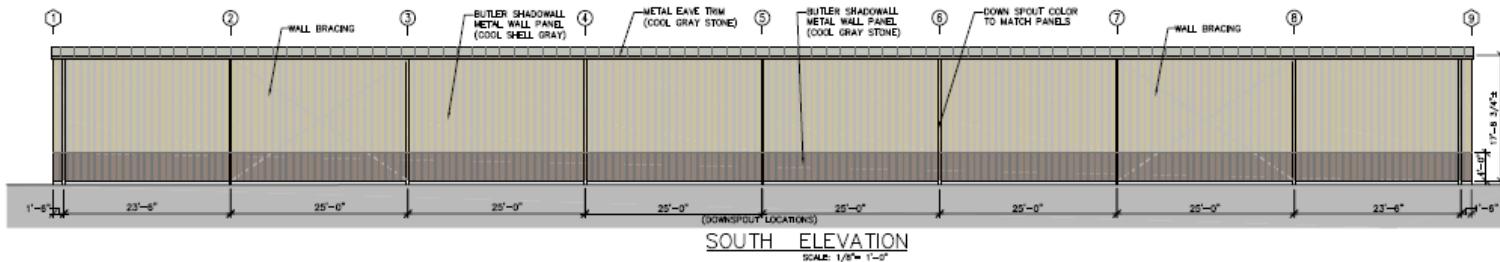
WEST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"