



FOR SALE

14,640 SF INDUSTRIAL BUILDING

588 WINSTED ROAD | TORRINGTON, CT 06790



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 588 Winsted Road, Torrington CT for sale. This 14,640 SF industrial facility features five drive-in doors, heavy power and ample parking. With a zoning classification of LB, the property presents a versatile opportunity for various industrial and manufacturing uses.

PROPERTY HIGHLIGHTS

- 14,640 SF industrial building
- Five drive in doors
- Rare retail presence for an industrial building
- Over one acre of fenced outside storage area with two covered sheds.
- Immediate access to Route 8

OFFERING SUMMARY

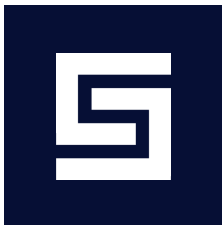
Sale Price:	\$2,350,000
Lot Size:	3.41 Acres
Building Size:	14,640 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	205	458	1,750
Total Population	478	1,055	3,876
Average HH Income	\$90,538	\$91,889	\$91,426

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BUILDING SPECIFICATIONS

Building Size	14,640 SF
Office Space	4,880 SF
Warehouse	9,760 SF
Ceiling Height	18'
Drives	5
Column Spacing	39.5' x 39.5'
Year Built	1972



MECHANICAL/UTILITIES

Power	400 amps, 208 volts
Heat	Gas
Air Conditioning	Office
Lighting	LED
Water/Sewer Company	Public
Electric Company	Eversource

LAND

Lot Size	3.41 Acres
Parking	75
Zoning	LB



TAXES

Tax PSF	\$1.78 SF
Taxes	\$26,104.06
Assessed Value	\$544,247.00
Year Assessed	2022
Mill Rate	47.9636

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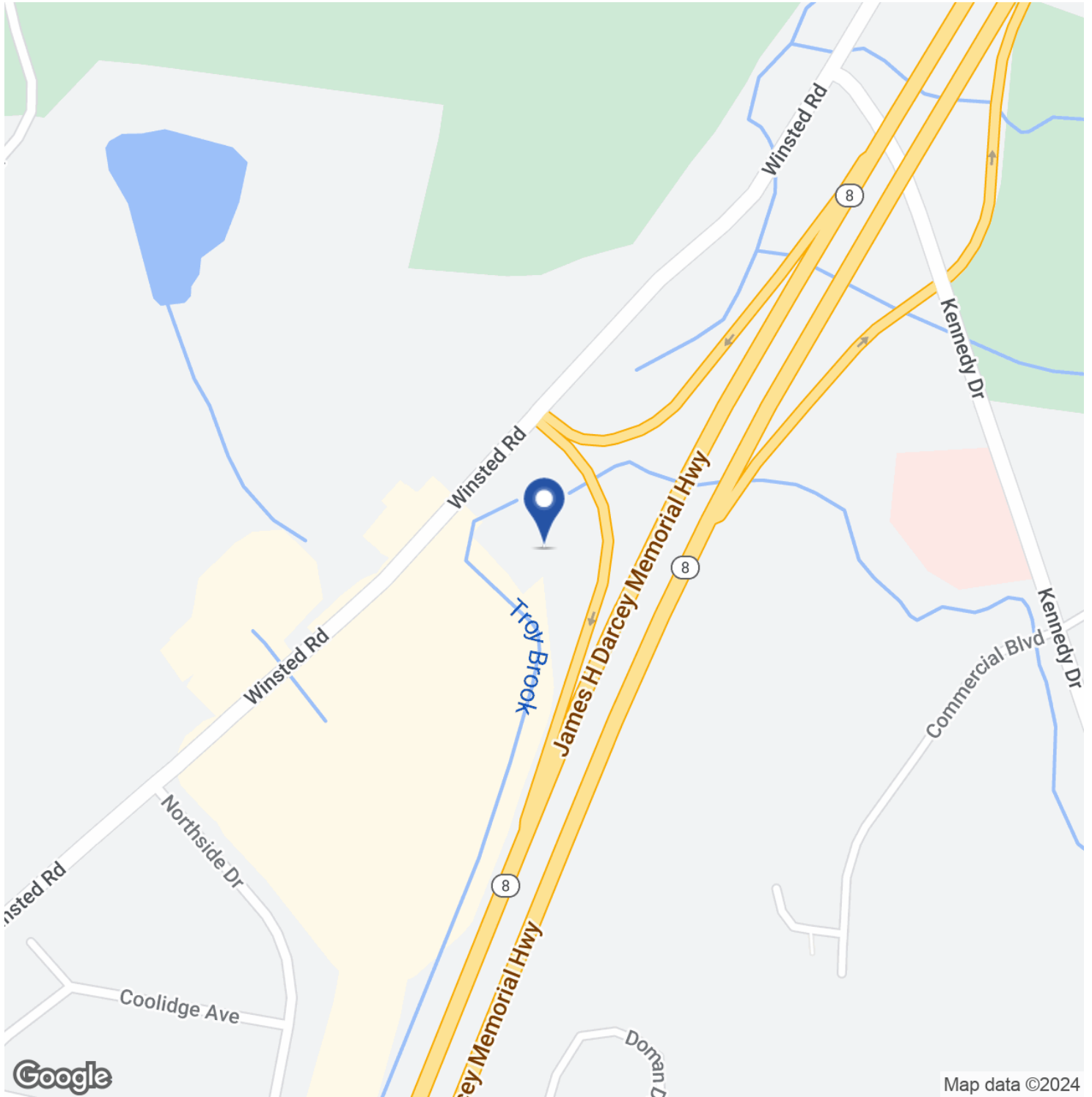
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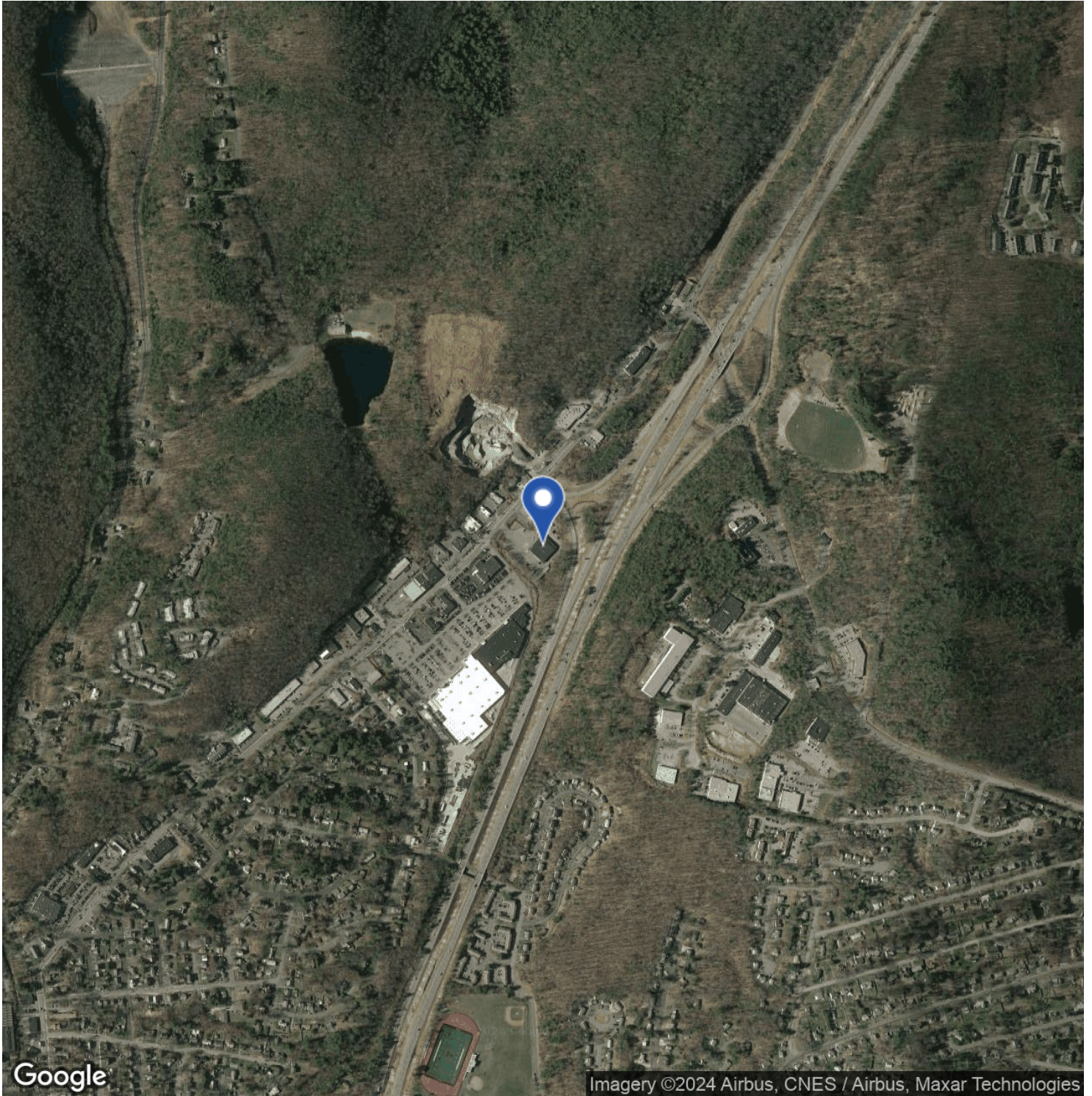
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Google

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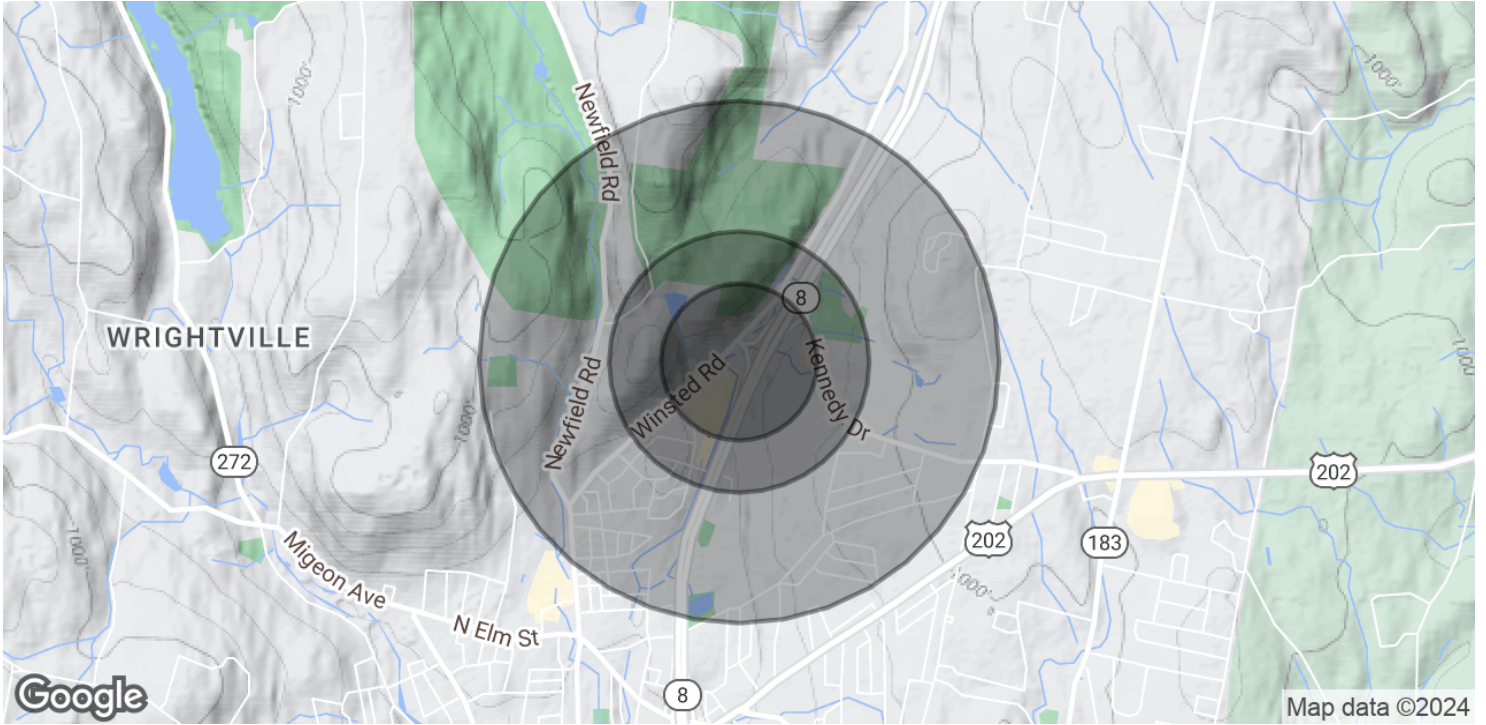
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	478	1,055	3,876
Average Age	42	43	44
Average Age (Male)	41	41	42
Average Age (Female)	44	44	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	205	458	1,750
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$90,538	\$91,889	\$91,426
Average House Value	\$237,588	\$237,045	\$239,942

Demographics data derived from AlphaMap

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