

# 8,000 - 50,000 SQFT of Space for Lease

## Offering Memorandum



MULTI-TENANT INDUSTRIAL BUILDING IN TORRINGTON, CT

DOWNTOWN - HIGH TRAFFIC AREA  
245 E Elm St, Torrington, CT 06790

# Group Realty LLC

625 Wolcott Street, Suite 8L

Waterbury, CT 06705

*“Service is our business”*

## Full Service Commercial Real Estate Brokerage

### ◆ Buy

- Group Realty and its Representatives are Extensively Experienced in Representing Both Themselves and Their Clients in Commercial Real Estate Purchases of Various Asset Types - Office, Retail, Industrial, Special Use.

### ◆ Sell

- Group Realty has Successfully Brokered the Sale of Various Asset Types - Retail, Office, Multifamily, and Industrial.

### ◆ Investments

- Group Realty Specializes in and Actively Manages Investment Grade Commercial Real Estate Properties of Various Types - Office, Medical Office, Retail, Industrial, and Multifamily.

### ◆ Property Management

- Group Realty Property Management Services range from Condo Management to Full Service Commercial Real Estate Property Management - Let Us Handle it for You!

### ◆ Leasing

- Group Realty’s Agents have Leased Thousands of Square Feet of Office Space, Retail Space, and Industrial Space and operate all over Connecticut for Client Leasing Needs.

### ◆ Consulting

- Group Realty’s Representatives are Experts in all Subjects of Commercial Real Estate and are Available for Consultation on Your Projects - Call Now!

### ◆ Construction Management

- Having Overseen Dozens of Their Own Projects, Group Realty is Proud to Offer Full Service Construction Management from the Beginning to the End of Renovations.

Call Group Realty | Available 24/7

**(347) 225-6599**

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase and/or leasing of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers and/or lessees. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

## ➤ IDEAL LOCATION FOR GYM/FITNESS ESTABLISHMENT

- 1st Floor Features 24,000 SQFT with Retail Street Frontage
- 14 Foot Ceilings & Large Open Layout

## ➤ EXCELLENT FOR ALL INDUSTRIAL USES

- Multiple Loading Bays, Ideal Zoning (LB)

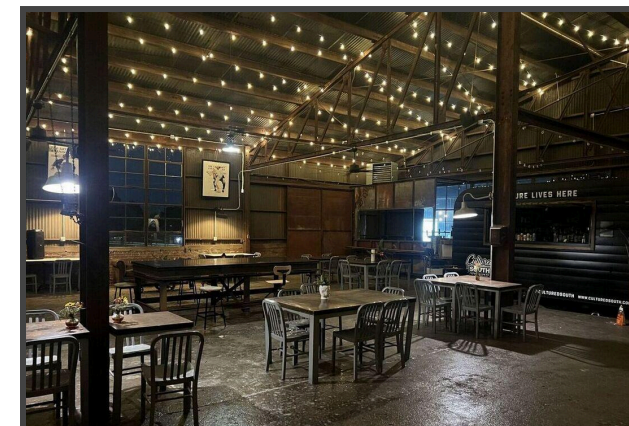
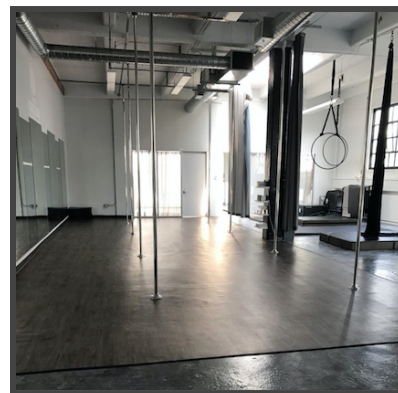
## ➤ PERFECT SHELL UNIT FOR CUSTOM OFFICE BUILD OUTS

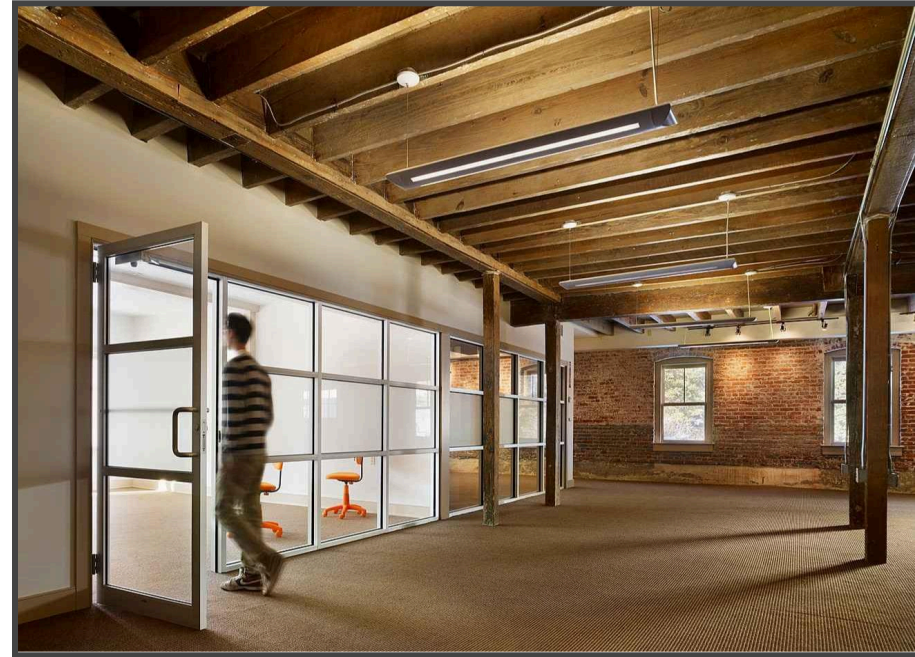
- Possibility of Landlord Concessions to Assist With Buildout.
- Extremely Large Level Floor Layouts with 14 Feet Ceilings and Minimal Obstructions.

## ➤ SUITABLE FOR NICHE USES

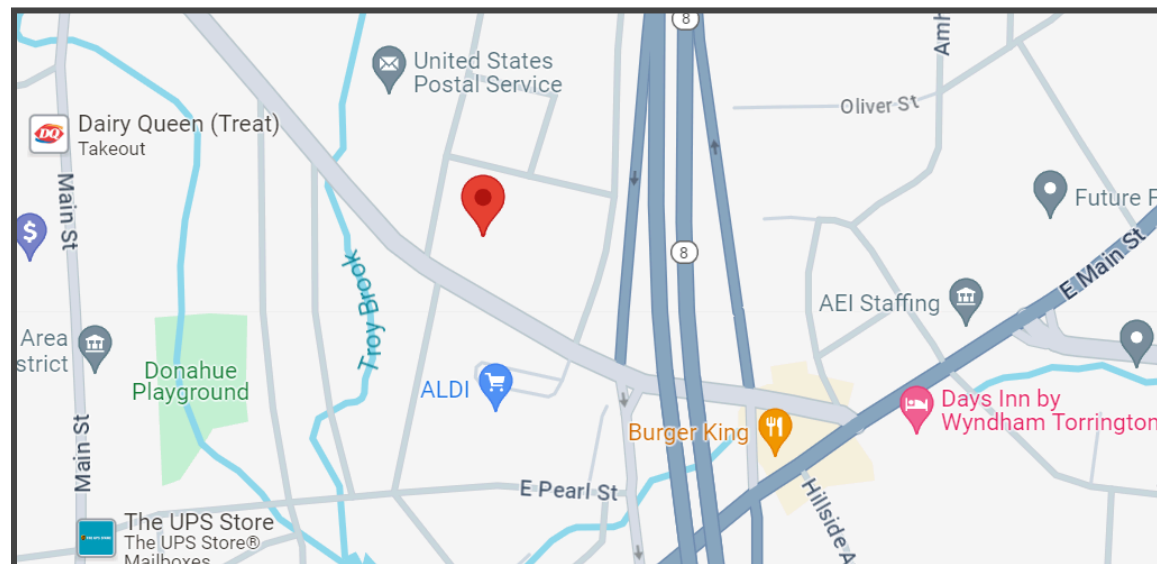
- Restaurant and/or Bar Opportunities, Arcade, Escape Rooms, Fitness Club, Art Gallery/Studio, Educational Establishment, Large Salon Suite, Archery Range, Paintball, Dance Studio, Music Studio, Office Space / CoWorking Space, Startups, Medical Facility - THE POSSIBILITIES ARE ENDLESS!
  - Landlord is willing to work with government tenants.

## ➤ CURRENT THRIVING RESTAURANT & PIZZERIA PROVIDES GREAT SYNERGY FOR ENTERTAINMENT BUSINESSES





- Up to 50,000 SQFT Immediately Available for Lease.
- Building has Three Floors (24,000 SQFT Available on the 1st Floor, 8,000 SQFT on the 2nd Floor and 18,000 SQFT Available on the 3rd Floor).
- Each Floor Contains Large Open Areas and 14ft Ceilings, Making the Spaces Extremely Customizable to Tenant Needs - Endless Possibilities!
- 245 E Elm Features Three Loading Bays, a Freight Elevator, and Outdoor Areas Well Suited for Patios/Outdoor Seating.
- Property Sits on a High Traffic Intersection on a very Busy Road with Excellent Visibility (20,000+ VPD count) and is Easily Accessible to Major Highways such as Route 8.
- Ample Parking Available with 100+ Parking Spaces for Customers and Employees. Lot size is 1.67 Acres.
- Renovated in 2024, the Building Benefits from Improvements such as a New Roof, Upgraded Mechanicals, and New Windows.
- Signage Opportunities on Multiple Sides of the Building.
- A Current Tenant, Vinny's Restaurant & Pizza, has Been Extremely Successful for 7+ Years.

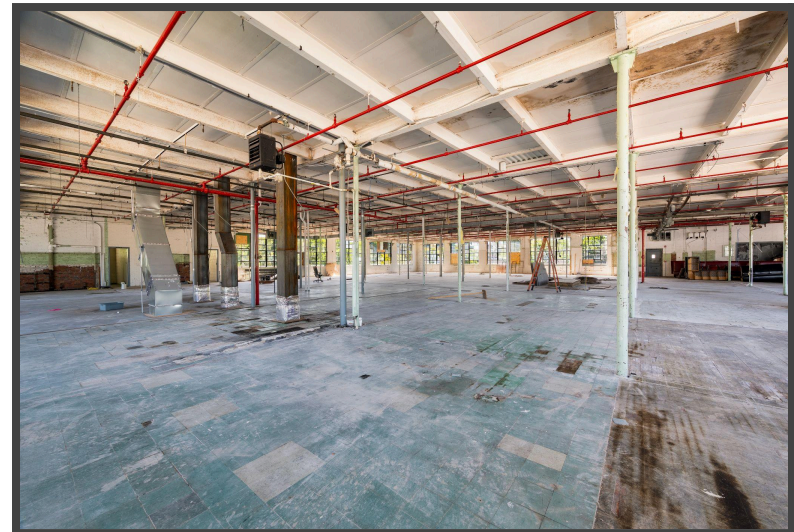


- Situated on a 1.67 Acre Lot, the Property Contains Ample Parking, Multiple Loading Bays, Easy Road Access and Close Proximity to Major Highways such as Route 8.
- Greater Torrington is one of the largest of 542 Micropolitan areas in the United States.



- 18,000 SQFT Available for Immediate Occupancy, Large Open Top Floor Plan Layout.
- Third Floor Features Gas Heat, 14ft Ceiling Height, Easy Freight Elevator Access, a Brand New Roof, Dry Sprinklers, and Two Large Bathrooms.
- Rental Rate: \$16 per SQFT.

Ideal Location for a Class A Office Buildout, Industrial Use, Assembly, and/or Manufacturing.



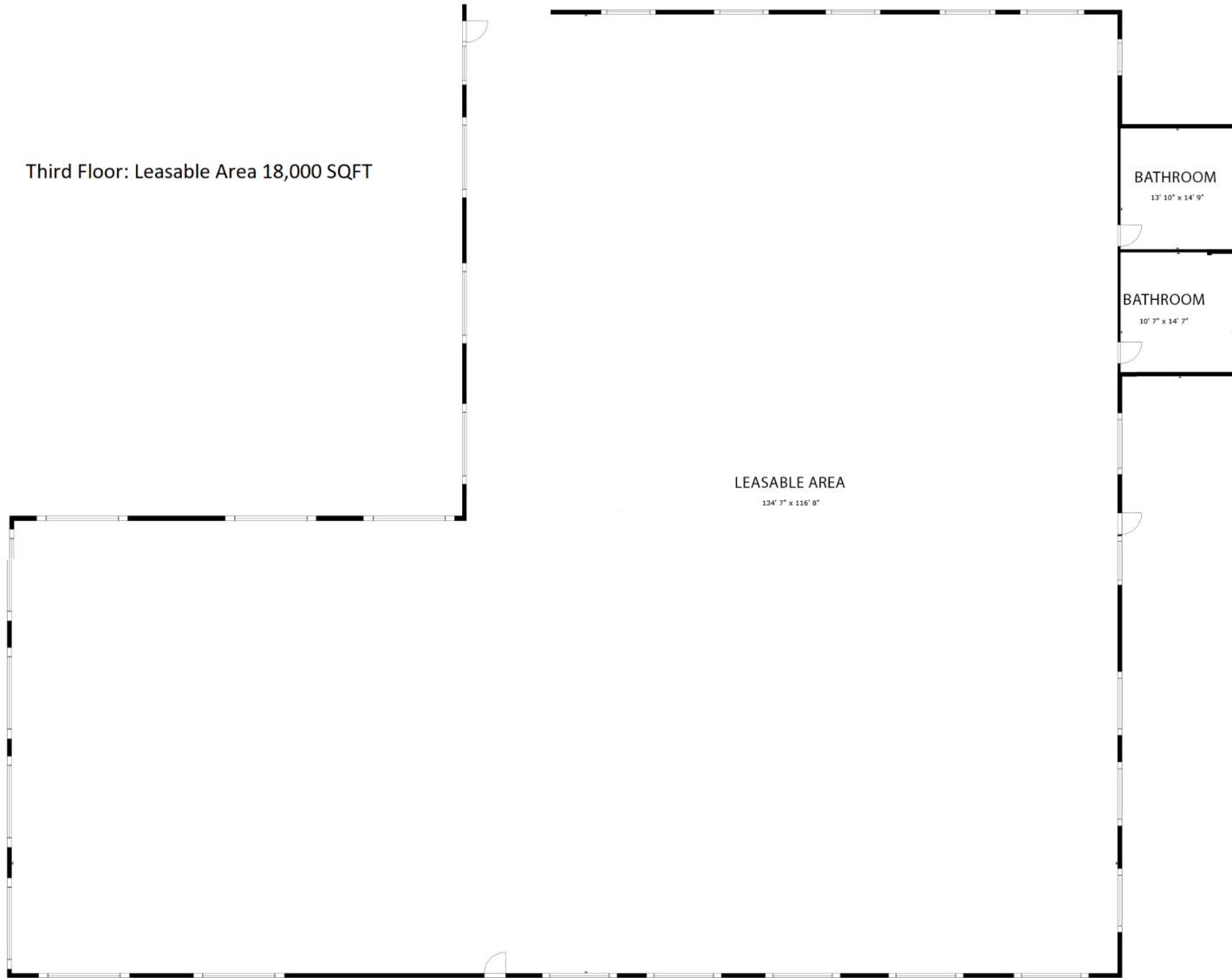








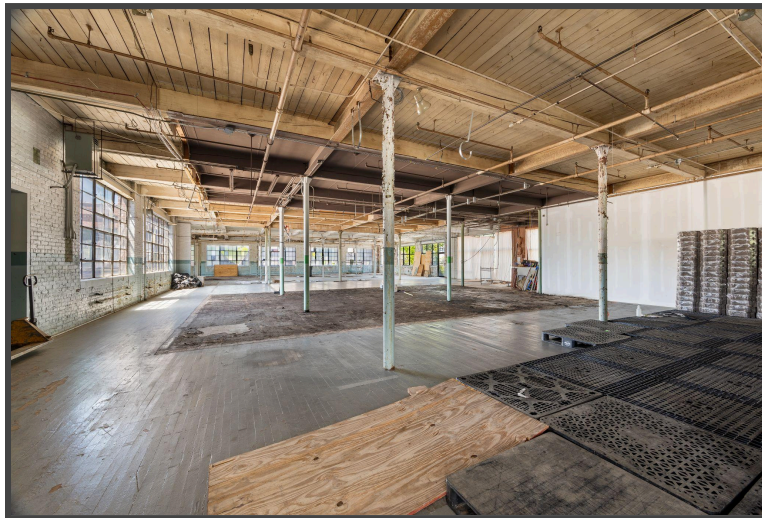




FLOOR PLAN

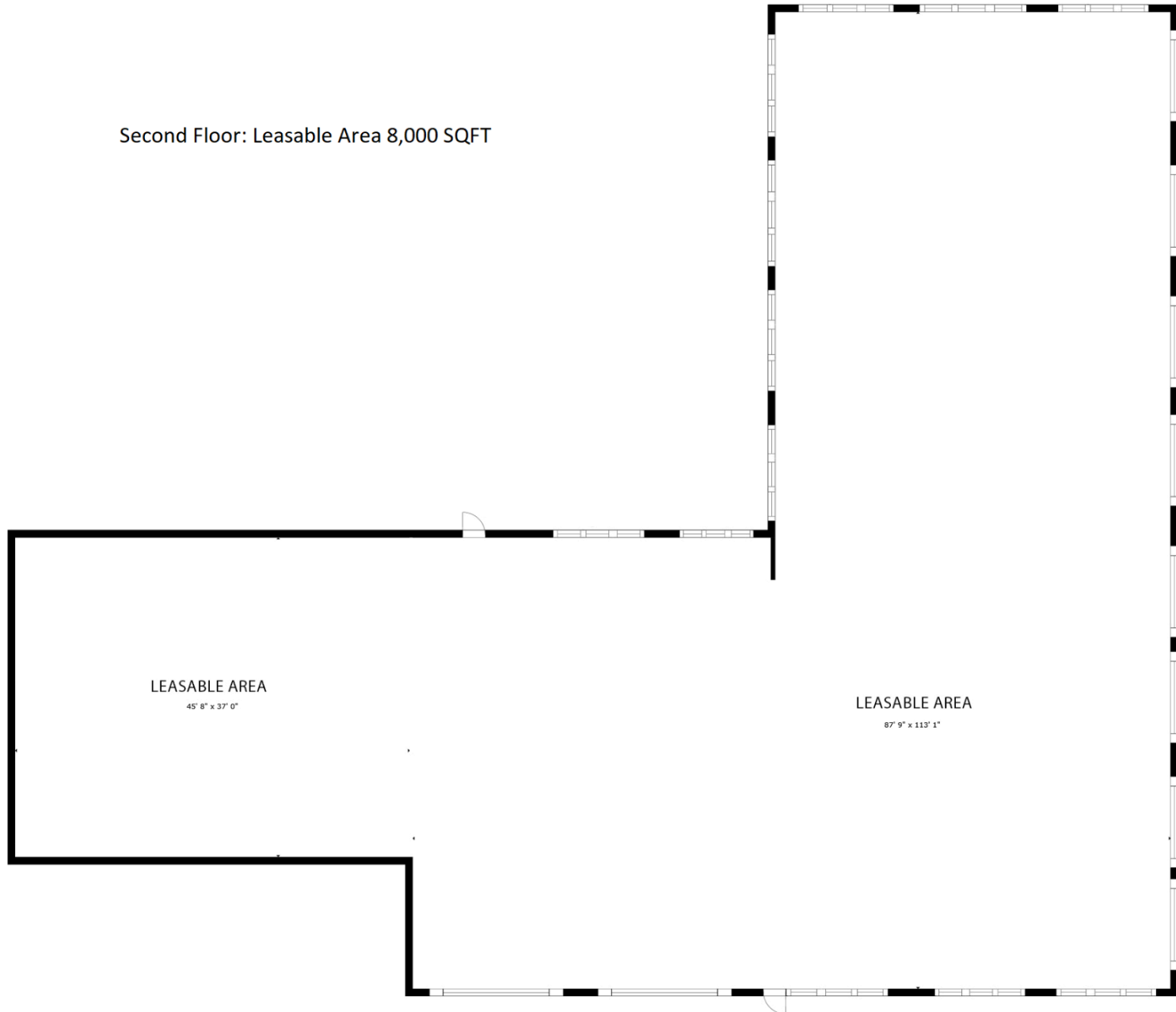
- 8,000 SQFT Available for Immediate Occupancy, Large Open Floor Plan Layout.
- 2nd Floor Features Gas Heat, Dedicated Ground Floor Entrance from Rear Parking Lot, 14ft Ceiling Height, Brand New Windows, Dry Sprinklers, and Easy Freight Elevator Access.
- Rental Rate: \$16 per SQFT.

Ideal Location for a Class A Office Buildout, Industrial Use and/or Manufacturing.





Second Floor: Leasable Area 8,000 SQFT



LEASABLE AREA  
45' 8" x 37' 0"

LEASABLE AREA  
87' 9" x 113' 1"

FLOOR PLAN

- 24,000 SQFT Available for Immediate Occupancy, Large Open Floor Plan Layout.
- First Floor Features Gas Heat, Three Loading Bays with 14ft Clear Height, Easy Freight Elevator Access, Four Large Bathrooms, Dry Sprinklers, and a Private Rear Outdoor Area.
- Rental Rate: \$16 per SQFT

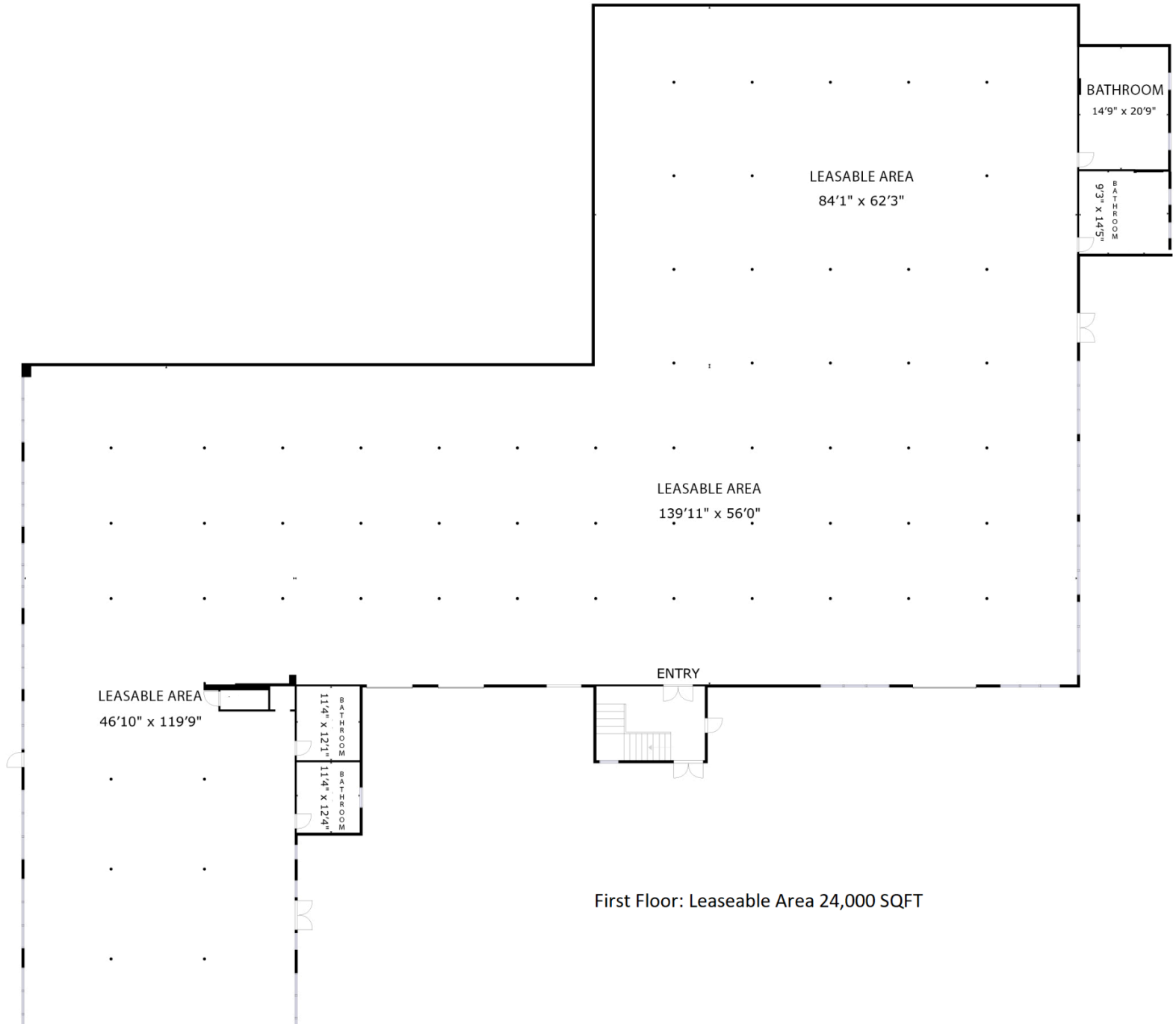
**Ideal Location for a Gym, Large Retailer/Big-Box Store, Industrial Use and/or Manufacturing.**











First Floor: Leaseable Area 24,000 SQFT

- **Vinny's Restaurant, an Extremely Popular Spot for Italian Style Food and Pizzas, has Been Successfully Operating at this Location for over seven years!**
  - **Active Restaurant at the Building is a huge benefit to other Entertainment Style Businesses Looking to Move into the Building**
  - **Restaurant Owner Willing to Compromise on Select Menu Items to Avoid Conflict with New Businesses**





Torrington, Connecticut, stands out as a thriving city rich in history and cultural vibrancy, located in the heart of Litchfield County. The city boasts a bustling economy, with a strong retail sector and a vibrant downtown area that serves as a hub of activity and growth. Torrington's strategic placement along major highways enhances its accessibility and appeal for conducting business and commerce.

The city boasts a diverse economy with strengths in manufacturing, healthcare, retail, and professional services. Torrington is also home to several large employers, including Charlotte Hungerford Hospital, which adds to its appeal as a center for economic activity and growth. The presence of educational institutions like the University of Connecticut's regional campus further enriches the city's workforce and contributes to its dynamic nature.

Torrington celebrates its historical heritage, highlighted by landmarks such as the Warner Theatre and the Hotchkiss-Fyler House Museum. These sites, along with the city's various arts and cultural venues, not only cater to residents but also attract visitors, enhancing its charm as a destination. The city is also known for its vibrant arts scene and community events that engage both locals and tourists.

The city offers a variety of parks and recreational areas, such as Burr Pond State Park, which provides ample opportunities for outdoor activities and enhances the quality of life for its residents. Torrington's commitment to maintaining a balanced lifestyle is evident in its support for green spaces and community wellness, making it a desirable location for companies looking to invest in a healthy, productive environment for their employees.





Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	8,921	16,323	35,563
2027 Projected Population	9,813	17,205	37,235
Population - Graduate Level	30.6%	32.8%	36.6%
Households	1 Mile	3 Mile	5 Mile
2024 Estimated Households	2,103	3,109	9,723
Average Household Income	67,340	69,687	69,849
Average Household Size	2.32	2.43	2.33
Housing	1 Mile	3 Mile	5 Mile
2024 Owner Occupied Housing	1,203	1,792	4,638





EXCLUSIVELY LISTED BY:

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**Zach Pranger**

Commercial Real Estate Advisor

Group Realty LLC

Direct: (203) 751-1390

License: CT RES.0824481



**Ali Bigi**

Broker of Record

Group Realty LLC

625 Wolcott St Suite 8L

Waterbury, CT 06705

REB.0758474