

# 1270 MAIN STREET WILLIMANTIC, CONNECTICUT

## AVAILABLE FOR SALE

- 43,950 SF office/industrial building with large outside storage capability - Redevelopment potential
- 11.7 acres - including Wilson Street parcel
- Zoned Commercial
- Located 1 mile from U.S. Route 6
- \$1,800,000



### FOR MORE INFORMATION CONTACT:

**Christopher Metcalfe**

First Vice President

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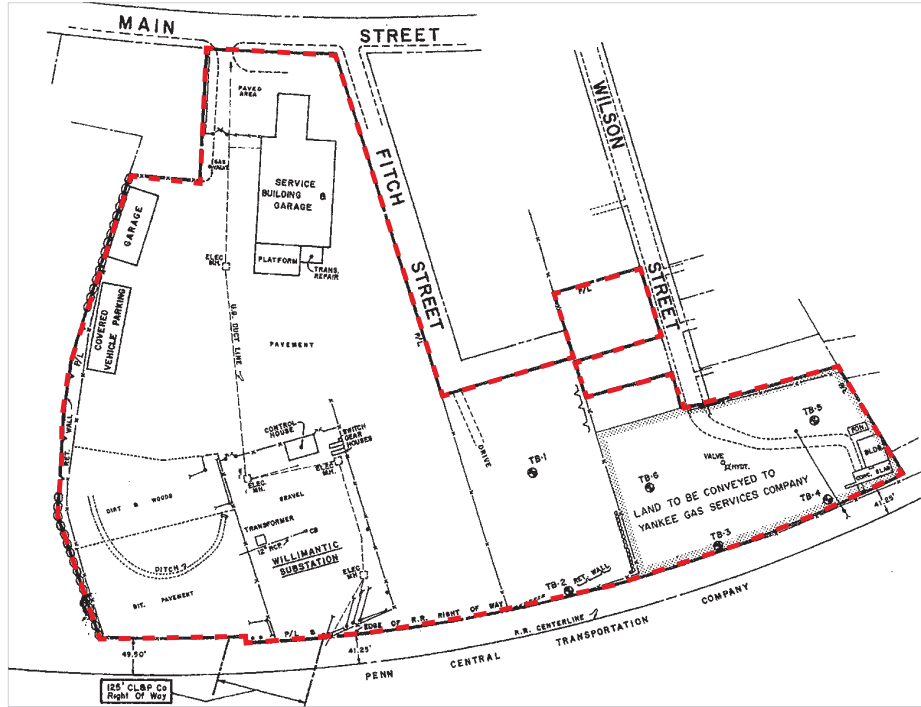
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CB Richard Ellis - N.E. Partners, LP, a CB Richard Ellis Joint Venture

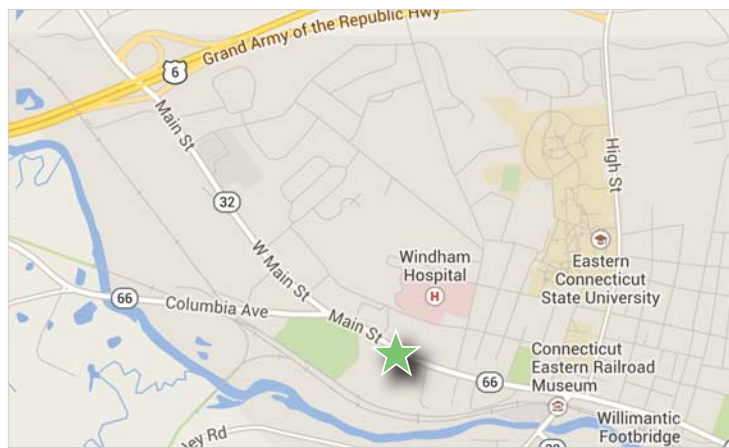
# 1270 MAIN STREET

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## SITE PLAN



## LOCATION MAP



<b>GROSS BUILDING AREA:</b>	43,950 SF
<b>TOTAL AVAILABLE:</b>	43,950 SF
<b>OFFICE AREA:</b>	24,970 SF
<b>LAND AREA:</b>	11.7 acres - including Wilson Street parcel
<b>YEAR BUILT:</b>	1938
<b>CEILING HEIGHT:</b>	14'
<b>LOADING DOCKS:</b>	0
<b>DRIVE-IN-DOORS:</b>	4
<b>CONSTRUCTION:</b>	Brick and block on steel frame and metal
<b>FLOOR:</b>	Concrete
<b>ROOF:</b>	Membrane
<b>PARKING:</b>	60 spaces
<b>ZONING:</b>	Industrial
<b>LIGHTING:</b>	Varies
<b>HEAT:</b>	Gas
<b>AIR-CONDITIONING:</b>	Office
<b>POWER:</b>	TBD
<b>WATER &amp; SEWER:</b>	City of Torrington
<b>GAS:</b>	Yankee Gas
<b>ELECTRIC:</b>	CL&P
<b>SALE PRICE:</b>	\$1,800,000
<b>LOCATION:</b>	1 mile from U.S. Route 6

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