

368

Ella Grasso Ave

WAREHOUSE AVAILABLE FOR SALE AND LEASE

133,172 SF on 8.4 Acres in Torrington, CT



BINSWANGER

UNIQUELY SPECIALIZED SINCE 1931



PROPERTY HIGHLIGHTS



BUILDING SIZE

133,172 SF



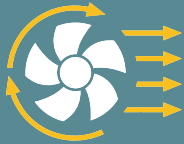
CLEAR HEIGHT

23.5' max clear height



LAND AREA

8.4 AC



TEMPERATURE CONTROLLED

Fully air-conditioned office space
Partially air-conditioned industrial



HEAVY POWER

1,000 KVA Exterior Transformer
277/480V 3-Phase with 4 interior
step down transformers



LOADING CAPABILITIES

9 Loading Docks
1 Drive-In Door

368

PROPERTY DETAILS

GENERAL

Size:

Front office: 4,000 sq. ft.
Rear office: 4,000 sq. ft.
Warehouse: 125,172 sq. ft.
Total: 133,172 sq. ft.

Ground:

8.4 Acres

Date of Construction:

1984

Taxes (2026):

\$169,268 — (\$1.27/SF)

Parcel ID:

252-001-007

Town, County:

Torrington, Litchfield County

Zoning:

IP - Industrial Park Zone

Assessment:

Improvements: \$4,205,600, Land: \$126,280, Detached Outbuildings: \$70,420, Total: \$4,402,300

CONSTRUCTION AND UTILITIES

Construction:

Floor: Poured concrete
Walls Industrial: Cinder Block/Sheet Metal
Walls Office: Masonry
Frames/Columns: Reinforced Steel

Ceiling Heights:

Office: 8' 06" drop ceilings
Industrial: 16' 07" — 23' 05" sloping

Column Spacing:

40' x 50' in front — 40' x 40' in rear

Lighting:

Industrial: Motion censored LED lighting

Type of Roof:

Deck: Metal roofing

Power:

1,000 KVA Exterior Transformer 277/480V 3-Phase with 4 interior step down transformers

Truck Loading Facilities:

Nine (9) total dock doors and one (1) drive-in door
Seven (7) 8' 07" x 7' 07" exterior tail doors equipped with levelers
One (1) 7' 07" x 7' 0" exterior tail door equipped with leveler
One (1) 7' 07" x 7' 07" exterior tail door
One (1) grade level drive in door 11' 08" x 9' 08"

Heat

Modine gas-fired heating units

Air Conditioning:

Fully air-conditioned office – Carrier
Partially air-conditioned industrial

Sprinkler:

Fully wet-sprinklered

INTERIOR IMAGES



EXTERIOR IMAGES



AREA MAP

368 Ella Grasso Avenue is situated within the Torrington Industrial Park, one of Connecticut's most storied industrial pockets. The town encompasses approximately 4.8 million square feet of industrial product and has a long history of attracting institutional-caliber occupiers, including neighboring tenants such as Conair, Henkel, and RBC Bearings, to name a few.

The property also benefits from exceptional highway connectivity along one of Connecticut's premier industrial thoroughfares. Located just 0.5 miles from Route 8, the site provides direct access to Hartford, approximately 25 miles away via Route 202, and to I-84, approximately 25 miles away via Route 8.



PRIMARY CONTACTS



John Harris

Senior Vice President
978.500.7577
jharris@binswanger.com



Jake Elkins

Sales Associate
857.472.9256
jelkins@binswanger.com



437 Madison Avenue, 23rd Floor
New York, NY 10022

www.binswanger.com

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