

For Sale | \$4,250,000

CBRE

±77,000 SF

50 Tower Lane  
Avon, CT 06002

Recently Renovated, Single-Story, Flex/Office/Industrial Property on 13.55 Acres



±77,000 SF

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For Sale

## Great Owner-Occupant or Value-Add Investment Opportunity

CBRE is pleased to offer for sale 50 Tower Lane, a ±77,000 SF, single-story flex/office/industrial building situated on 13.55 acres in Avon, CT. Originally constructed in the early 1970's, 50 Tower Lane was completely renovated in 2018 for a national tenant, with all new mechanicals and updated finishes including polished concrete floors and new LED lighting. The property features five truck docks, one drive-in door, and onsite parking for 120 vehicles, with the ability to expand. The site is well located within the Avon Park South business park off Route 44, less than a half-mile to the intersection with Route 202 and close to numerous retailers, restaurants and business services.

50 Tower Lane is currently 44% occupied with approximately 43,000 SF of available space, making it ideal for an owner-occupant or value-add investor. The property is available for sale at an asking price of \$4,250,000.



**BUILDING SIZE**

**77,000 SF**



**LOT SIZE**

**13.55 Acres**



**PARKING**

**120 Spaces**



**LOADING**

**5 Docks**



**ZONING**

**IP Zone**



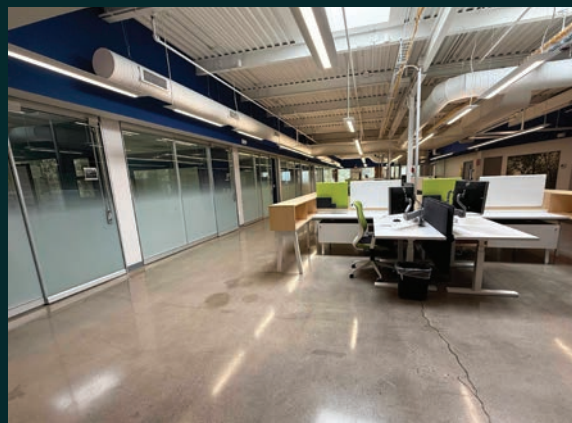
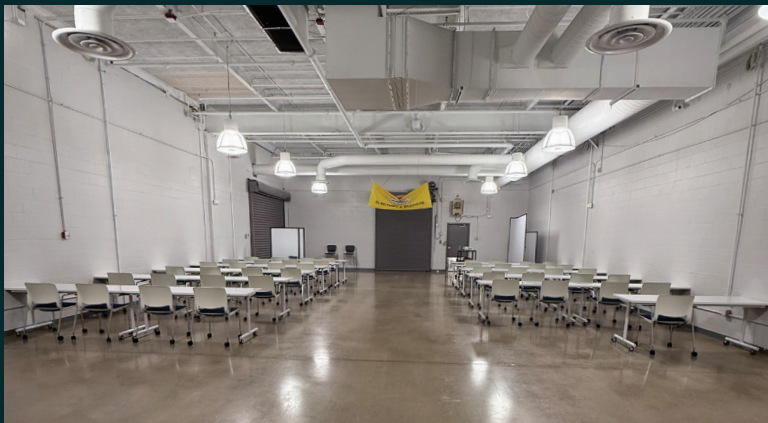
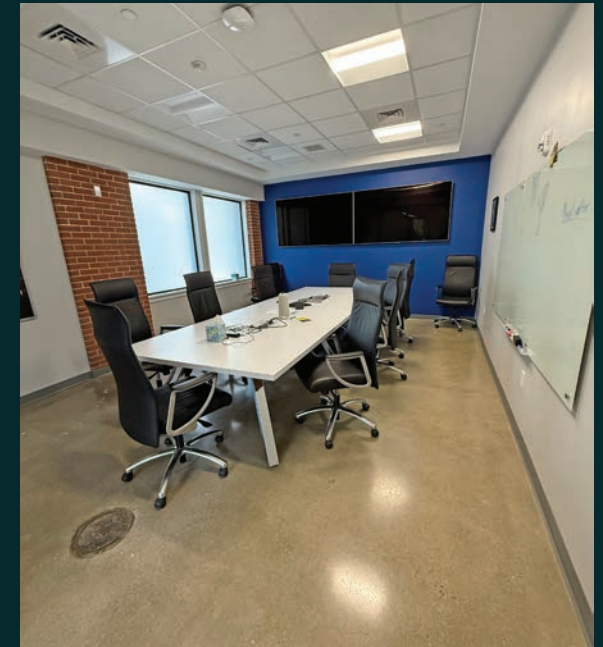
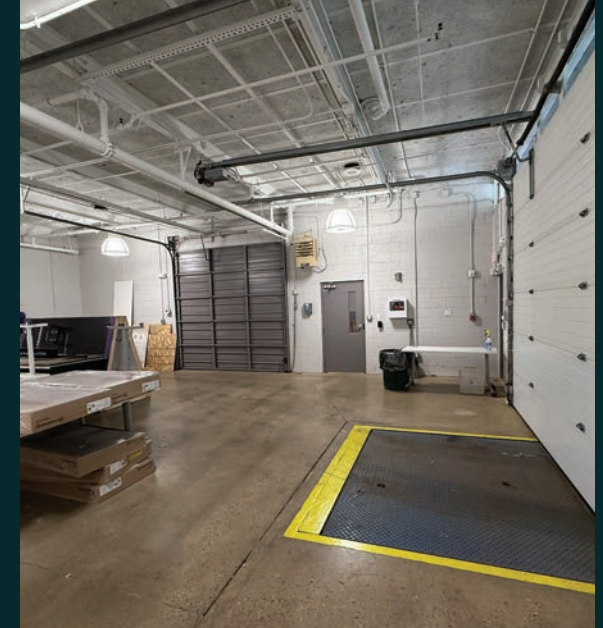
±77,000 SF

50 Tower Lane | Avon, CT

For Sale

## Building Specifications

- + **Building Size:** 77,000 SF
- + **Lot Size:** 13.553 acres
- + **Year Built/Ren.:** 1970-1977/1992/2018
- + **Zoning:** IP (Industrial Park)
- + **Construction:** Structural Steel and brick masonry
- + **Foundation:** Concrete Slab
- + **Roof:** Flat Tar & Gravel/Rubber Membrane
- + **Ceiling Height:** 16' - 24' Clear
- + **HVAC:** 100% air-conditioned
- + **Electric Service:** 2,000 amp
- + **Lighting:** LED, Fluorescent
- + **Parking:** 120 surface spaces
- + **Loading Docks:** 5 truck doors & 1 drive-in door
- + **Estimated RE Taxes:** \$90,809/year or \$1.18/SF based upon assessed value of \$2,855,630
- + **Estimated OPEX:** \$3.00/SF

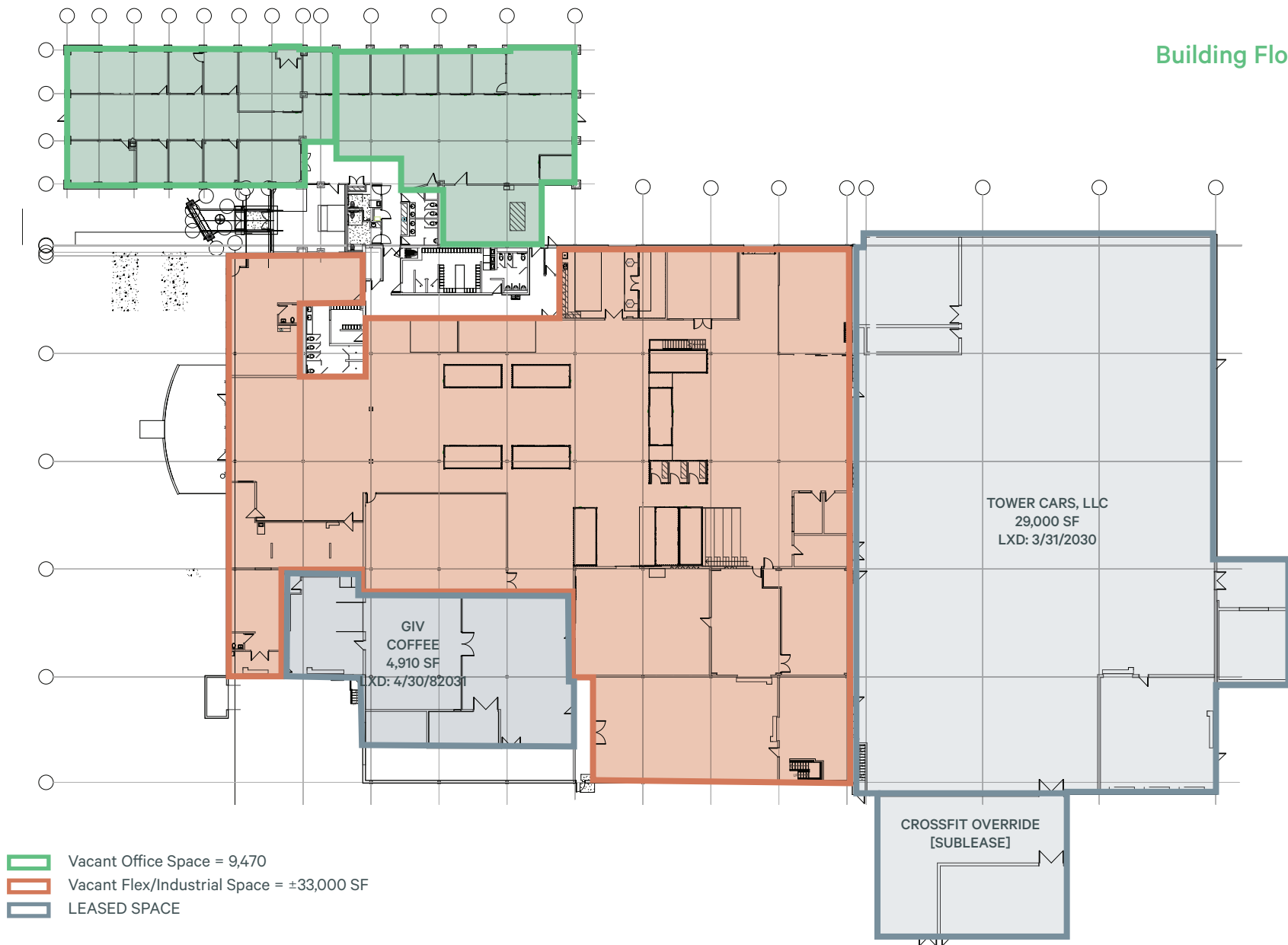


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## Building Floorplan



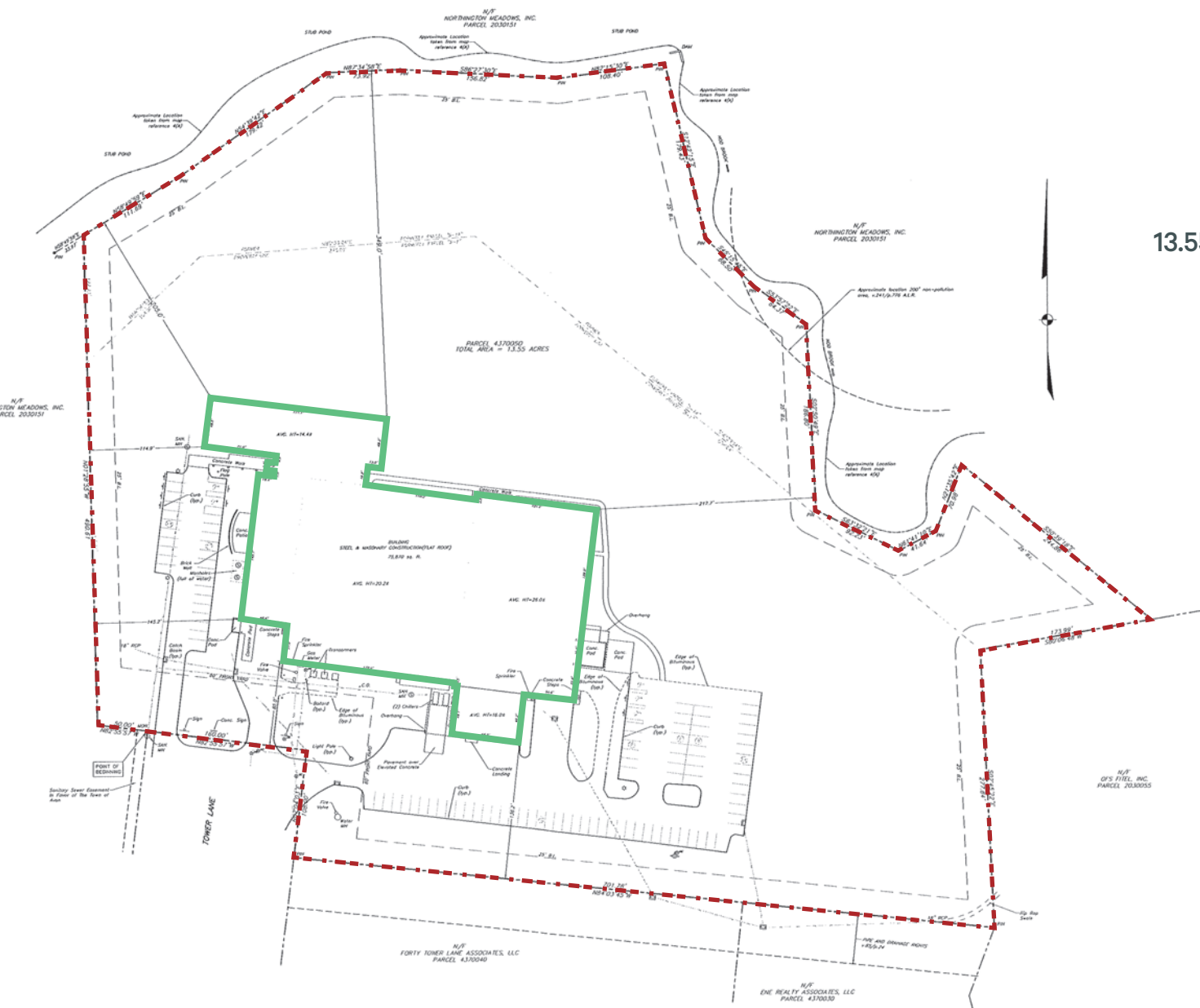
- Vacant Office Space = 9,470
- Vacant Flex/Industrial Space = ±33,000 SF
- LEASED SPACE

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# For Sale

## Siteplan Survey

13.55 ACRES



±77,000 SF  
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#### AVON PARK SOUTH LOCATION

Avon Park South is well-located in a densely populated commercial area centered around W. Main St. (U.S. Route 44) and Simsbury Rd. (U.S. Route 10/202), proximate to numerous restaurant and retail service offerings. The park consists of a mix of office and industrial occupiers, with major tenants including Norcom, Lightera, Orafol, PMP Corp., and the Legere Group; while a portion of the park is being converted into multifamily housing. The Homes at Avon Park will add 176 new apartment homes across from the Avon Village Center retail plaza.

## Contact Us

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