

FOR LEASE // 299 INDUSTRIAL LN, TORRINGTON, CT



PROPERTY DESCRIPTION

299 Industrial Ln offers high-bay warehouse space in Torrington Industrial Park, perfect for warehouse, distribution, e-commerce, and logistics needs. Located in the Greater Hartford and Waterbury metropolitan area, the facility provides flexible space sizes for small-to-medium-sized companies to start operations in a clean, impressive environment.

The property includes ample swing room for box trucks and 53-foot tractor-trailers, easy access to tailboard loading dock doors, high ceilings for effective racking, 24-hour access, and a newly renovated office space with restrooms. Situated off Route 8 in Litchfield County, it offers efficient connectivity to Interstate 84, Interstate 95, and is within an hour of Waterbury, Downtown Hartford, and Bradley International Airport.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross) + Utilities
Available SF:	2,000- 25,000 SF
Building Size:	27,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	64	440
Total Population	41	174	1,207
Average HH Income	\$137,128	\$134,579	\$136,019



MICK CONSALVO

Broker

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PROPERTY HIGHLIGHTS

- 6 loading dock
- 20ft ceilings
- 46 parking Space
- Gas Heat
- Shared Bath
- Zoning: IP
- Ideal 'swinging' room for 53 ft trailers and box trucks
- Potential uses include in warehousing, distribution, e-commerce, and logistics.
- Easy access to Route 8 to I-84
- I-95 in less than 1 hr.



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- Conveniently located in an industrial business park, right off State Route 8.
- Excellent location to service the Greater Hartford and Waterbury markets.
- Simple and direct truck route to Interstate-84; Interstate-95 in under 1 hr.
- Ample parking and ideal “swinging room” for 53’ trailers and box trucks.

High Bay Warehouse Space Availability List (All Spaces have access to Loading Docks):

Section B-11	Available	2,210 Gross Rentable Sq. Ft.	\$2,200
Section B-12	RENTED	2,210 Gross Rentable Sq. Ft.	\$2,210
Section B-13	Available	2,210-5,010 Gross Rentable Sq. Ft.	Call for Pricing
Section B-14	Available	2,210 Gross Rentable Sq. Ft.	\$2,200
Section C-15	RENTED	2,800 Gross Rentable Sq. Ft.	\$2,800
Section C-16	Available	2,800 Gross Rentable Sq. Ft.	\$2,500
Section C-17	RENTED	3,935 Gross Rentable Sq. Ft.	\$3,935
Front Section	Available	10,000 - 20,000 Sq. Ft. Range	Call for Pricing

Office/Flex Workspace Availability List (All Spaces have access to Loading Docks):

Workspace #1	Available	Small single-room workspace	\$500 Per Month
Workspace #2	Available	Renovated single-room workspace	\$650 Per Month
Workspace #3	Available	Renovated, large bright corner space	\$800 Per Month
Multi-Room	Available	Larger, contiguous suites available	Contact for Pricing



WAREHOUSE
4BIZ.COM
RENTAL SPACE TO SUIT

*NOTE: ALL COMMON AREAS ARE
SUBJECT TO CHANGE AT THE
DISCRETION OF WAREHOUSE4BIZ

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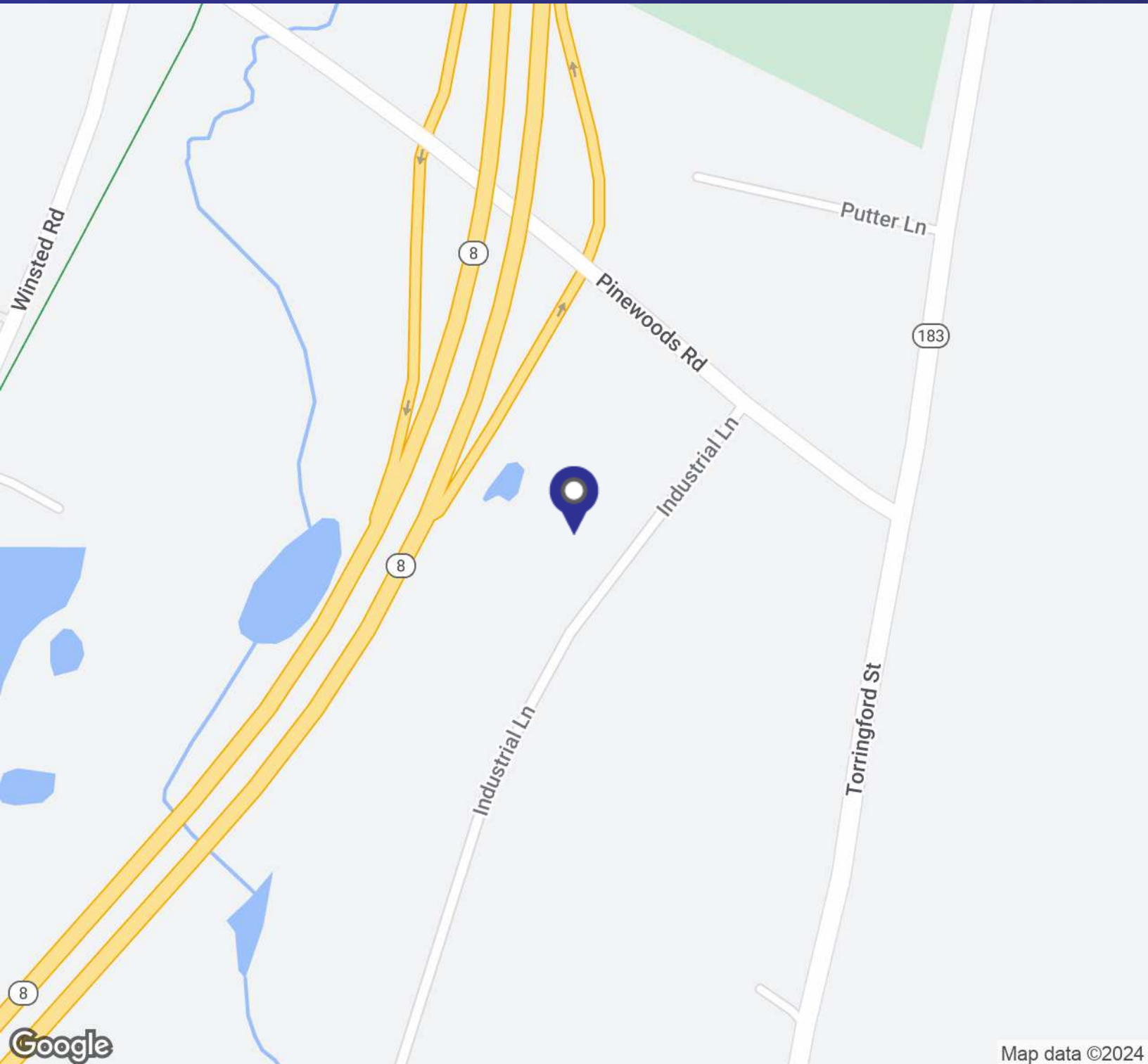
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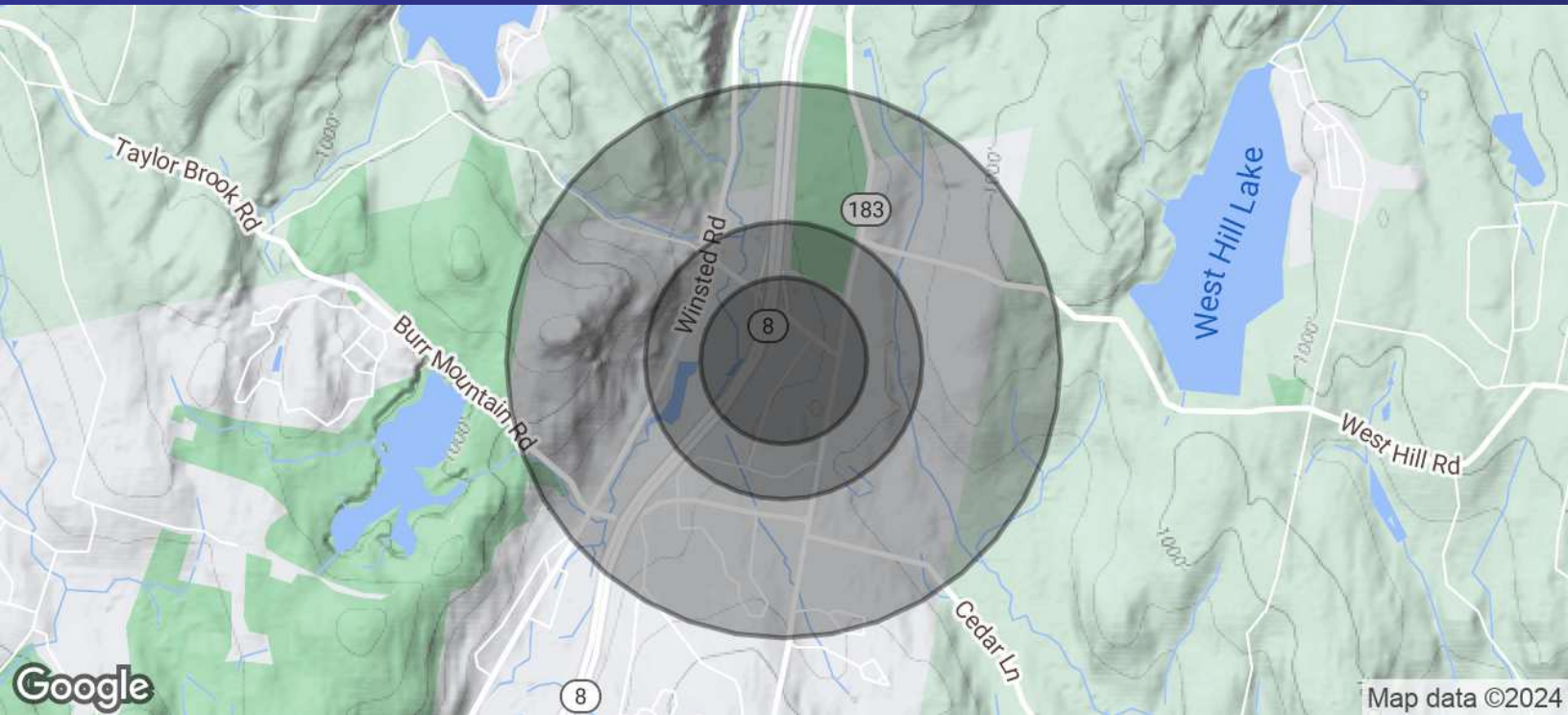
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	41	174	1,207
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	64	440
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$137,128	\$134,579	\$136,019
Average House Value	\$294,639	\$298,191	\$294,195

Demographics data derived from AlphaMap


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