



RETAIL/FLEX SPACE

THAT WORKS FOR YOU

20,000 SF STAND-ALONE BUILDING FOR LEASE

Retail space solutions for small, medium, and large businesses in Connecticut.

FURNITURE & Mattress

83 E Main St, Torrington, CT 06790

focusspaces.com



20,000 SF FREESTANDING RETAIL/FLEX BUILDING AT A

High-Visibility Downtown Location



GROSS LEASE PLUS UTILITIES

Gross lease includes building maintenance. Tenant pays all utilities.



INCLUDED BUILDING AMENITIES

Drive-in door, wheelchair lift, large storefront window and signage, office, storage.



BROKER COMMISSIONS PAID

Lease signed directly with the owner, and we pay broker commissions on all rentals.



FLEXIBLE LEASE TERMS

Flexible lease terms designed to fit your needs, with options available up to ten years.



Ideal spaces for:

BROKER PROTECTED

RETAIL | WAREHOUSE | MEDICAL | SHOWROOM | PERSONAL SERVICE | WHOLESALE

Property Details: 20,000 SF | Monthly Rent: \$9,000 | Divisible: Yes
Annual Escalation: 4% | Deposit: \$18,000 | Minimum Term: 2 Years

LET'S FIND THE RIGHT SPACE FOR YOUR BUSINESS.

CONTACT JULIA FERNANDES TODAY!



(917) 676-8461

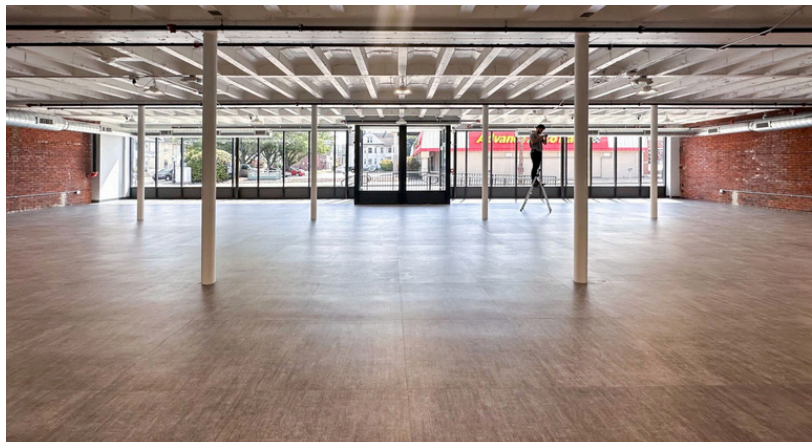


julia@doverbenedictgroup.com

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GROSS LEASE + UTILITIES
TURNKEY OR BUILT-TO-SUIT
FLEXIBLE TERMS



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ECONOMICS

Monthly Rent: \$9,000 | **Utilities:** Heat & Electricity | **Annual Escalation:** 4% | **Deposit:** \$18,000 | **Minimum Term:** 2 Years

SPACE

Rentable SF: 20,000 | **Divisible:** Yes | **Restroom:** Multiple Private Restrooms, Including an ADA Compliant Restroom | ADA Wheelchair Accessible | **Stories:** Two + Basement

Layout: Freestanding building with an open and flexible floor plan, storefront areas, showroom space, offices, mezzanine, lower-level retail or storage space, basement storage and warehouse space.

The building was previously arranged as three units:

- Storefront with an ADA restroom, mezzanine, four offices, an additional restroom, closet and large second-floor open area
- Storefront with a wheelchair lift and lower-level retail or storage space
- Warehouse with a drive-in door, private office, restroom and upper-level storage

The property was renovated in 2020 with a new roof, updated electrical, paint and flooring.

OPERATIONS

Zoning: DD - Downtown District

Approved Use: Suitable for retail, showroom, personal services, professional or medical office, healthcare or specialty clinic, fitness or indoor recreation, vocational training, educational use, restaurant or food service, and nonprofit or community-service organizations, subject to City approval.

Warehouse, wholesale distribution, light assembly or other flex-industrial.

HVAC: Central Air Conditioning and Gas-Fired Heat | Tenant-Controlled and After-Hours HVAC Available

Power: Updated Electrical System

Access: 24/7/365

Parking: Approx. 12 Dedicated On-Site Spaces

ACCESS

Prominent Building and Storefront Signage Available

Located directly on East Main Street/US Route 202 at a signalized intersection, approximately five storefronts from the Warner Theatre and Nutmeg Ballet.

Approximately 0.6 mile to Route 8's Downtown Torrington interchange at Exit 50, formerly Exit 44.

NWCT Transit Route 3 operates along the East Main Street corridor and connects downtown Torrington with the city's east side.

Approximately 14,900 vehicles per day on East Main Street/US Route 202

DEAL TERMS

Broker Commission: 3% of Lease Amount | **TI, Delivery, Division Responsibility, and Timing:** Negotiable

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The drawings include the following components:

- NEW RAMP FRONT ELEVATION:** A perspective view of the building's entrance, showing a ramp and stairs. It includes an existing stair and a new ramp.
- UPPER LEVEL FLOOR PLAN:** Shows the layout of the upper level, including Unit 1, Unit 2, and Unit 3. It features a fire escape, a fire separation wall, and a main level floor plan. The plan includes dimensions and area calculations for each unit.
- LOWER LEVEL FLOOR PLAN:** Shows the layout of the lower level, including Unit 1, Unit 2, and Unit 3. It features a fire escape, a fire separation wall, and a main level floor plan. The plan includes dimensions and area calculations for each unit.
- MAIN LEVEL FLOOR PLAN 1/8"-1'-0":** A detailed plan of the main level, showing the layout of the units and the fire separation wall. It includes dimensions and area calculations for each unit.

