

**INDUSTRIAL
SPACE FOR LEASE**
6,000 TO 55,000 SQUARE FEET

Customizable Build-outs and Demisable to Fit Tenant Requirements

 383 Middle Street, Bristol, CT 06010

PROPERTY SUMMARY

Sentry Commercial is pleased to offer for lease space at Bristol Business Park, located at 383 Middle Street in Bristol, CT. Following a recent lease transaction, three suites remain available: 6,000 SF, 20,000 SF, and 55,000 SF ideal for a variety of different industrial, flex and office uses.

This institutional-grade facility is under new ownership and offers new loading docks, upgraded lighting, and white-boxed interiors, providing a blank, customizable canvas. The property supports various configurations to meet tenant requirements. The 37-acre site delivers abundant trailer/fleet parking and outdoor storage, with a flexible floor plan that can be tailored to your operational needs. The Industrial Park (IP-1) zoning accommodates a wide range of uses, and the location offers excellent access to Route 72, I-84 and I-91, with all routes suitable for tractor-trailer traffic.

Available SF:

6,000 - 55,000 SF

Demisable to Suit Tenant Requirements

Office SF:

To-Suit Tenant Specifications

Building Size:

406,665 SF

Lot Size:

36.90 Acres

Zoning:

IP-1: Industrial Park Zone

Clear Heights:

17'

Loading:

45 Dock Positions (9' x 10')

Drive-in configurations available; door sizes adjustable

Year Built:

1960

Year Renovated:

2026

Newly white-boxed with upgraded lighting, new loading, and exterior improvements

Lease Rate:

\$6.95 NNN



PROPERTY SPECIFICATIONS

Lighting:

New motion sensor LED high-bay lighting

Column Spacing:

36' x 36'

Floors:

6" reinforced concrete

Roof:

EPDM roof system

Sprinkler:

100% coverage, wet wipe system

Air Conditioning:

Office, available in warehouse space

Power:

7,200 Amps, 480V, 3-phase

Backup Generators:

(2) 1,000 KW + (1) 200 KW backup generators

Gas Company:

Eversource

Electric Company:

Eversource

Water/Sewer Company:

Municipal

Car Parking:

945 parking spaces

Outdoor Storage and Fleet Parking:

3+ acres of paved, lit and fenced yard

Loading Docks:

New loading docks, specifications to suit tenant



KEY INCENTIVES & VALUE HIGHLIGHTS



80% Real Estate Tax Abatement for 5 Years

Qualified manufacturing, warehousing, distribution, bioscience, pharmaceutical, and related industry tenants are eligible for an 80% property tax abatement for five years through the Bioscience Enterprise Corridor Zone and Urban Jobs Program.



Customizable & Easily Demisable Space



Newly Renovated with Significant Capital Improvements



Abundant Yard & Trailer Parking

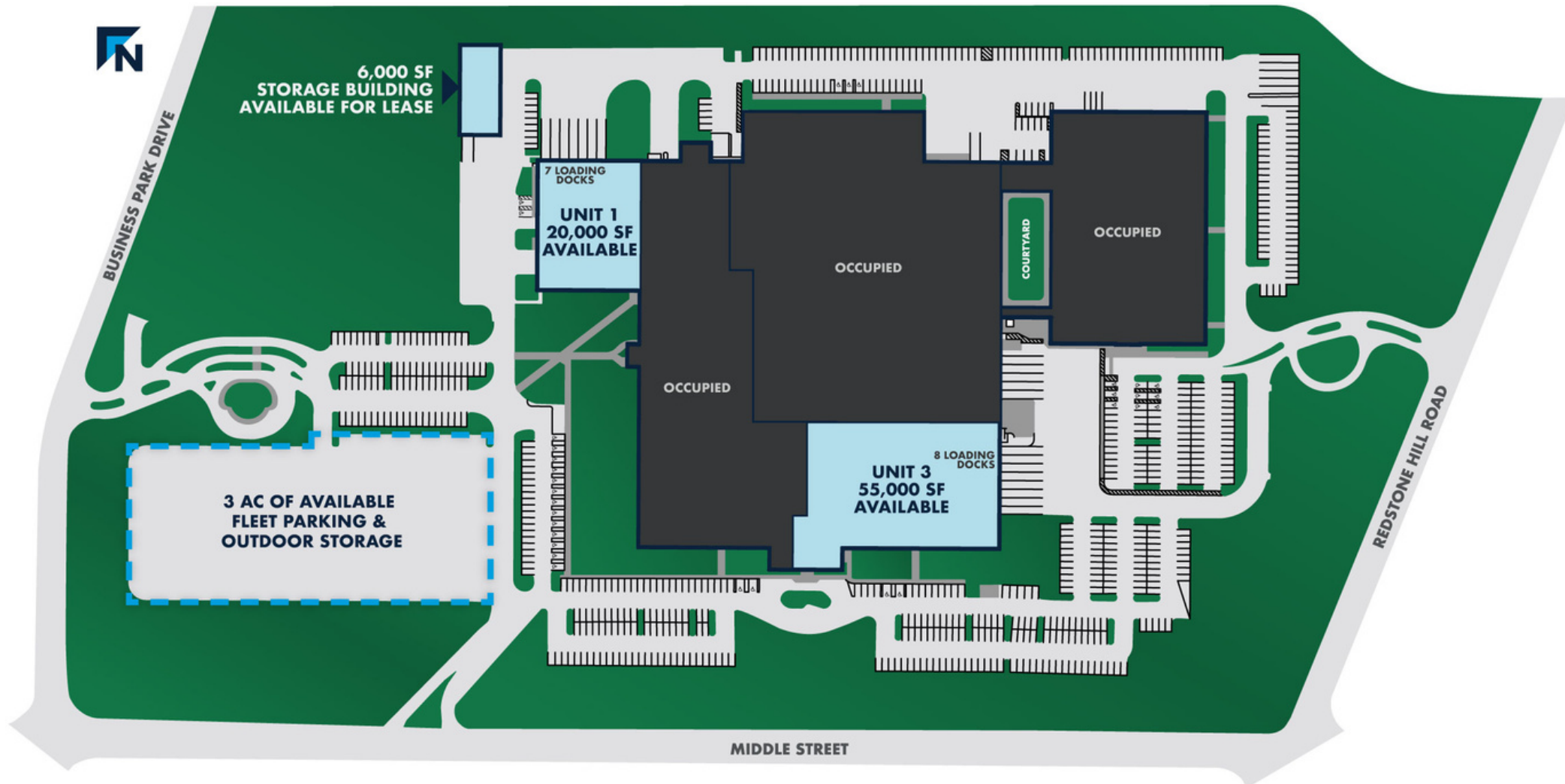
Over 3 acres of paved, fenced and lit yard; ideal for outdoor storage and fleet parking.



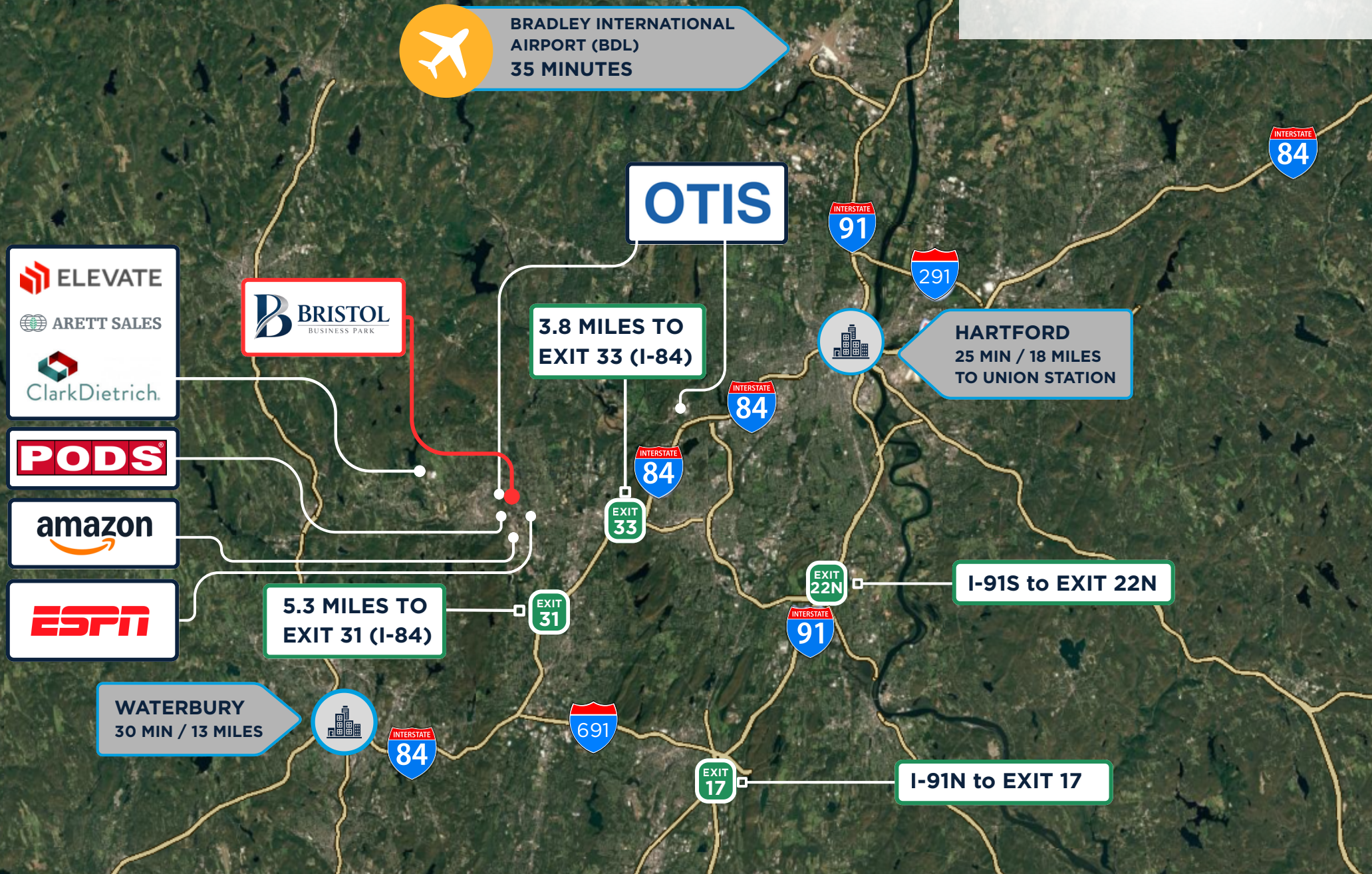
Rooftop Solar Providing Enhanced Energy Efficiency and Tenant Cost Saving

SITE PLAN

Illustrative demising options shown; custom configurations available.



LOCATION OVERVIEW



383 Middle Street, Bristol, CT 06010



**CONTACT FOR
LEASE INFORMATION**



**CLICK HERE FOR
PROPERTY WEBSITE**



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