

FOR LEASE



**575 Broad Street
Bristol, CT 06010**

**New Ownership & Major Renovations Underway
Including New Roof**

Unit 2: 5,460 +/- S/F - 1 Drive-in

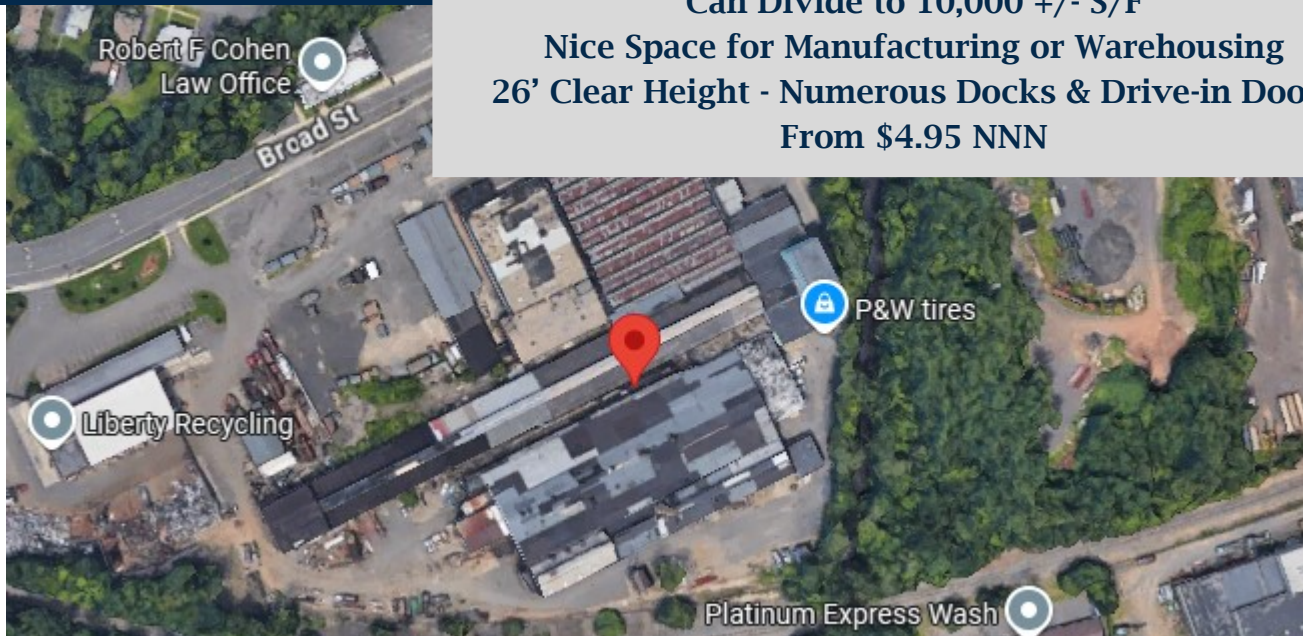
Unit 3A: 30,000 +/- S/F - 1 Dock & Drive-in

Unit 6: 30,000 +/- S/F - Docks & Divisible

Can Divide to 10,000 +/- S/F

Nice Space for Manufacturing or Warehousing

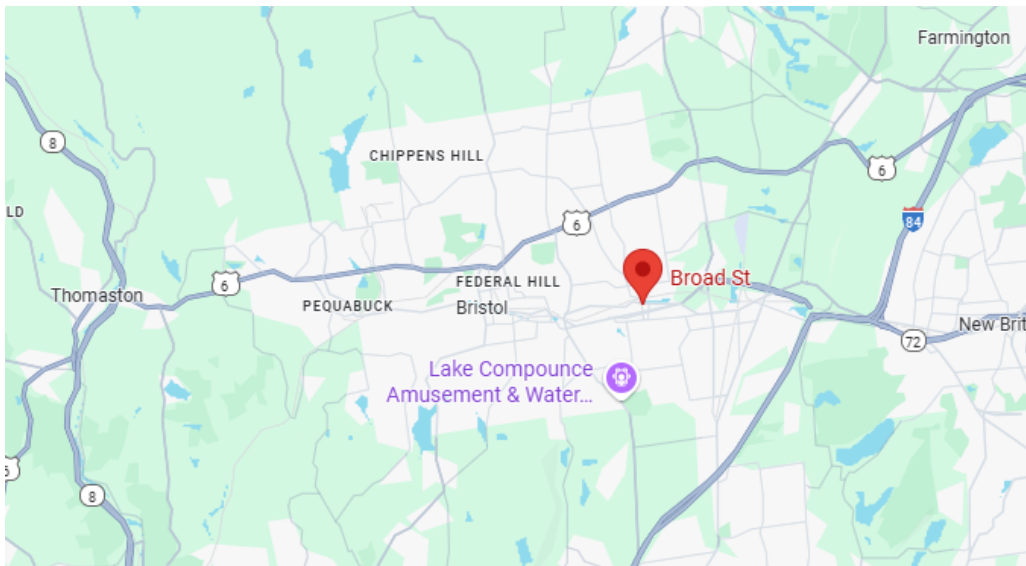
**26' Clear Height - Numerous Docks & Drive-in Doors
From \$4.95 NNN**



PROPERTY DATA FORM

PROPERTY ADDRESS	575 Broad Street
CITY, STATE	Bristol, CT 06010

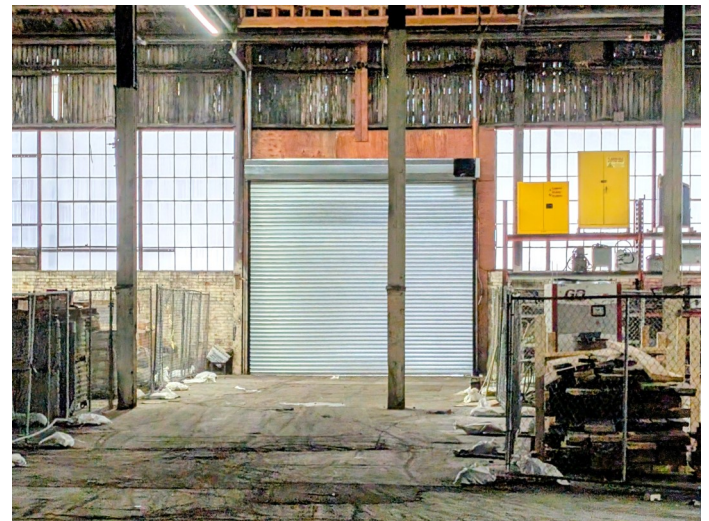
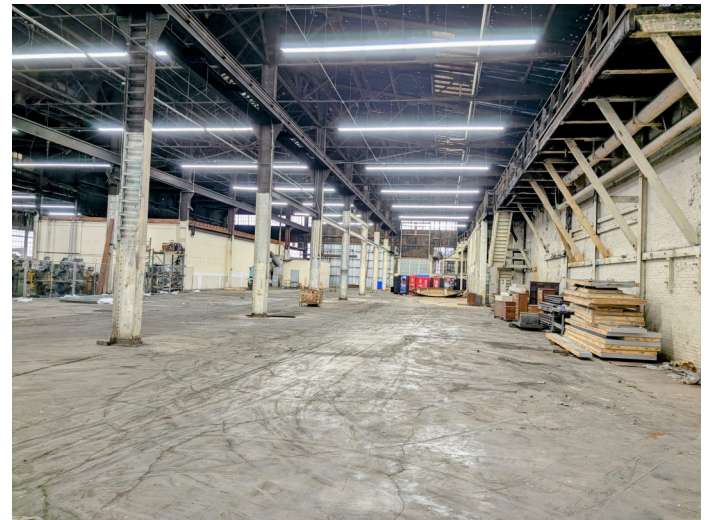
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	233,707 +/-	Air Conditioning	None
Number of floors	1	Sprinkler / Type	Dry
Avail S/F	30,000 to 60,000 +/-	Type of Heat	FHA
Will Subdivide to..	10,000 +/-	OTHER	
Office Space	TBD	Acres	14
Column Space	Varies	Zoning	BG
Total/Avail Docks	+/- 5	Parking	Adequate
Total/Avail Drive-in	2	TAXES	
Total/Avail Mezz	No	Assessment	\$2,199,680.00
Ext. Construction	Masonry	Appraisal	\$3,142,400.00
Ceiling Height	22'-26'	Mill Rate	33.75
Roof	New Rubber Membrane	Taxes	\$74,239.20
Date Built	1915	TERMS	
UTILITIES		Lease From	\$4.95 NNN
Sewer	City	NNN Approx \$1 psf	
Water	City		
Gas/Oil	Gas		
Electrical	Heavy Power		

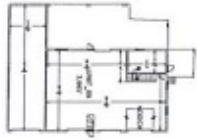


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Godin Property Brokers LLC

★★★★★ Commercial / Industrial





Unit 2
5,460 +/- S/F

LEASED

Unit 3A
30,000 +/- S/F

Unit 6
30,000 +/- S/F

GROSS SQUARE FOOTAGE (INDIVIDUAL UNITS):
~229,205 SF

BROAD STREET

575 BROAD STREET
FLOOR PLAN

PARKING LOT

PARKING LOT

