

FOR LEASE

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**76 Halcyon Drive
Bristol, CT 06010**

55,500 +/- S/F Freestanding Warehouse Facility
Modern Building with 40' Clear Height
Provides Tremendous Cubic Footage Area
2,500 +/- S/F Finished Offices
4 Loading Docks & 1 Drive-in Door
Great Business Park Location Minutes to I-84
Offered at \$9.50 NNN

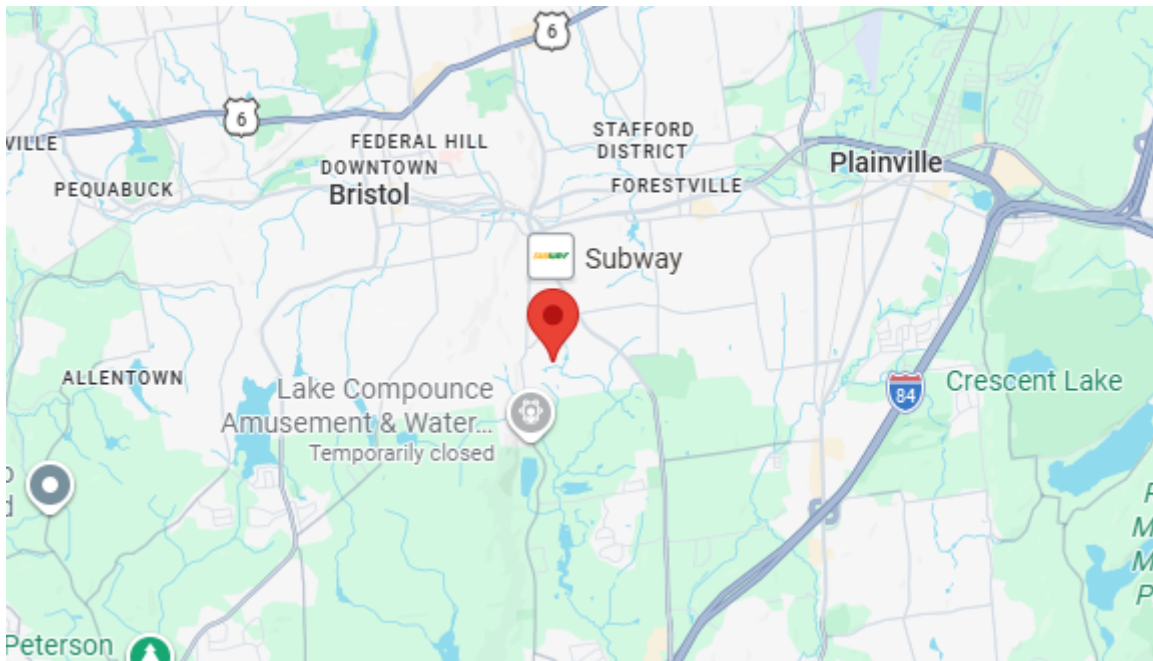


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	76 Halcyon Drive
CITY, STATE	Bristol, CT 06010

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	55,000 +/-	Air Conditioning	Office
Number of Floors	1	Sprinkler System	Yes - wet
Avail S/F	55,000 +/-	Heat Source	FHA
Office Space	2,500 +/-	OTHER	
Avail Mezz	3,560 +/-	Total/Avail Acres	4.8
Ext Construction	Steel/Masonry	Zoning	IP-1
Ceiling Height	40'	Parking	35 +/-
Roof	Gable/Metal	State RT/Distance to....	I-84
Date Built	2009	TAXES	
UTILITIES		Appraised	\$3,844,600.00
Sewer	City	Assessment	\$2,691,220.00
Water	City	Mill Rate	33.75
Gas/Oil	Gas	Taxes	\$90,828.67
Electrical		TERMS	
Amps-Volts-Phase	600 amp/208 v/3 phase	Lease	\$9.50 PSF NNN



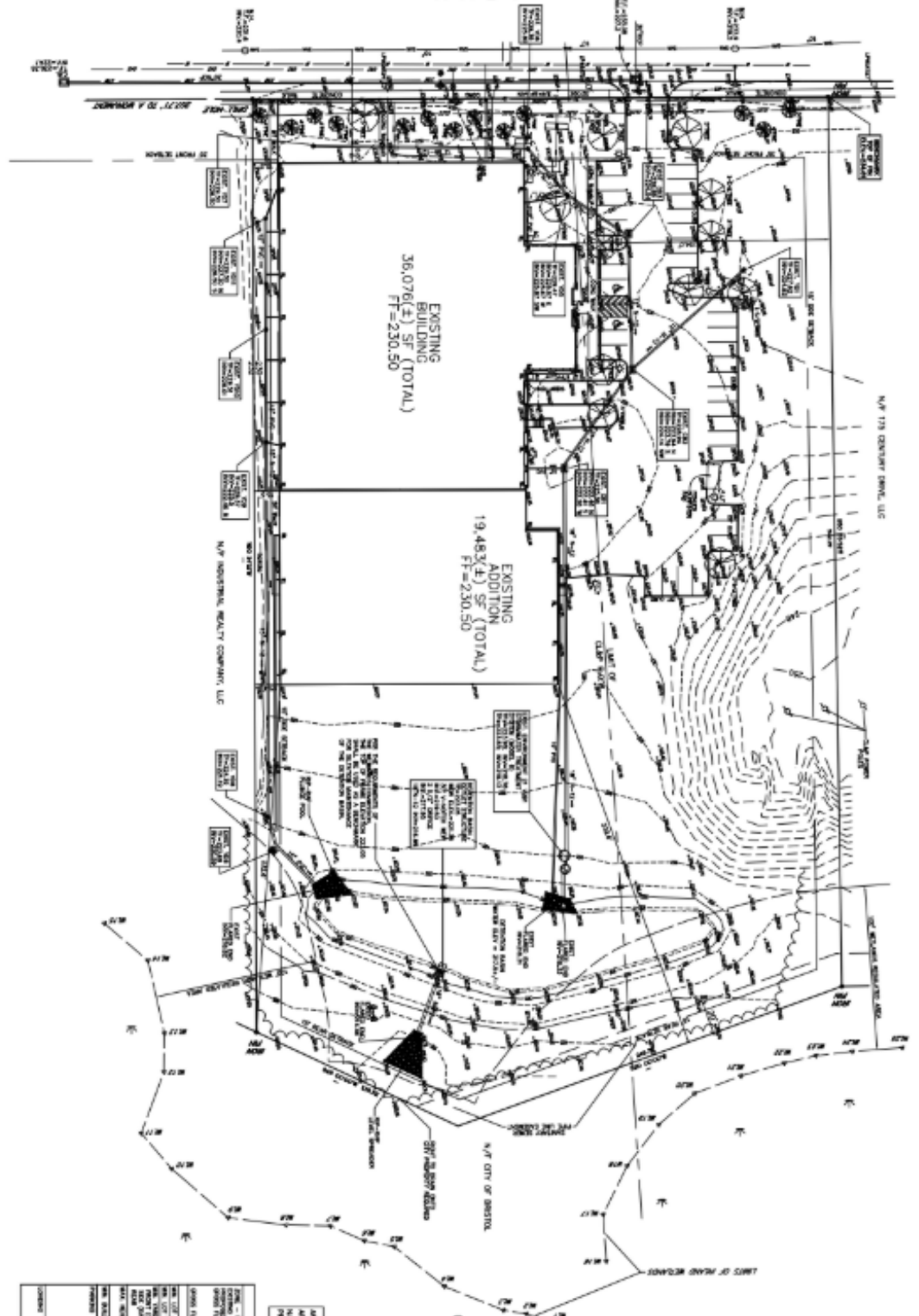
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Godin Property Brokers LLC

★★★★★ Commercial / Industrial



HALCYON DRIVE



- MAP REFERENCES :**
1. "PROPOSED LOCATION MAPS" PREPARED FOR THE DISTRICT BOARD AND ENGINEERING, INC. BY THE ARCHITECTURAL, ENGINEERING, PLANNING AND INTERIOR DESIGN COMPANY, INC. (A/E/P/I) ON BEHALF OF THE DISTRICT BOARD, 11/14/2018.
 2. "SITE PLAN, SURVEY, DESIGN, ENGINEERING, INC. TO THE DISTRICT BOARD, 11/14/2018."
 3. "PROPOSED LOCATION MAPS" PREPARED FOR THE DISTRICT BOARD AND ENGINEERING, INC. BY THE ARCHITECTURAL, ENGINEERING, PLANNING AND INTERIOR DESIGN COMPANY, INC. (A/E/P/I) ON BEHALF OF THE DISTRICT BOARD, 11/14/2018.

THE INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A GUARANTEE OF ACCURACY. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE INFORMATION ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL, ENGINEERING, PLANNING AND INTERIOR DESIGN COMPANY, INC. (A/E/P/I).



IMPROVEMENT LOCATION SURVEY

PREPARED FOR: DISTRICT BOARD + ENGINEERING, INC.

DATE: 11/14/2018

BY: ARCHITECTURAL, ENGINEERING, PLANNING AND INTERIOR DESIGN COMPANY, INC. (A/E/P/I)

PROJECT: 11/14/2018

ZONING INFORMATION TABLE

ZONE	PERMITTED USES	RESTRICTIONS
IND-1	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 35 FEET
IND-2	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 45 FEET
IND-3	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 55 FEET
IND-4	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 65 FEET
IND-5	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 75 FEET
IND-6	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 85 FEET
IND-7	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 95 FEET
IND-8	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 105 FEET
IND-9	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 115 FEET
IND-10	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 125 FEET
IND-11	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 135 FEET
IND-12	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 145 FEET
IND-13	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 155 FEET
IND-14	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 165 FEET
IND-15	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 175 FEET
IND-16	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 185 FEET
IND-17	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 195 FEET
IND-18	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 205 FEET
IND-19	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 215 FEET
IND-20	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 225 FEET
IND-21	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 235 FEET
IND-22	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 245 FEET
IND-23	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 255 FEET
IND-24	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 265 FEET
IND-25	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 275 FEET
IND-26	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 285 FEET
IND-27	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 295 FEET
IND-28	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 305 FEET
IND-29	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 315 FEET
IND-30	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 325 FEET
IND-31	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 335 FEET
IND-32	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 345 FEET
IND-33	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 355 FEET
IND-34	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 365 FEET
IND-35	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 375 FEET
IND-36	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 385 FEET
IND-37	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 395 FEET
IND-38	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 405 FEET
IND-39	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 415 FEET
IND-40	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 425 FEET
IND-41	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 435 FEET
IND-42	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 445 FEET
IND-43	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 455 FEET
IND-44	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 465 FEET
IND-45	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 475 FEET
IND-46	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 485 FEET
IND-47	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 495 FEET
IND-48	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 505 FEET
IND-49	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 515 FEET
IND-50	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 525 FEET
IND-51	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 535 FEET
IND-52	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 545 FEET
IND-53	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 555 FEET
IND-54	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 565 FEET
IND-55	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 575 FEET
IND-56	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 585 FEET
IND-57	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 595 FEET
IND-58	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 605 FEET
IND-59	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 615 FEET
IND-60	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 625 FEET
IND-61	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 635 FEET
IND-62	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 645 FEET
IND-63	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 655 FEET
IND-64	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 665 FEET
IND-65	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 675 FEET
IND-66	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 685 FEET
IND-67	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 695 FEET
IND-68	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 705 FEET
IND-69	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 715 FEET
IND-70	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 725 FEET
IND-71	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 735 FEET
IND-72	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 745 FEET
IND-73	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 755 FEET
IND-74	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 765 FEET
IND-75	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 775 FEET
IND-76	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 785 FEET
IND-77	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 795 FEET
IND-78	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 805 FEET
IND-79	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 815 FEET
IND-80	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 825 FEET
IND-81	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 835 FEET
IND-82	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 845 FEET
IND-83	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 855 FEET
IND-84	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 865 FEET
IND-85	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 875 FEET
IND-86	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 885 FEET
IND-87	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 895 FEET
IND-88	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 905 FEET
IND-89	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 915 FEET
IND-90	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 925 FEET
IND-91	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 935 FEET
IND-92	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 945 FEET
IND-93	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 955 FEET
IND-94	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 965 FEET
IND-95	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 975 FEET
IND-96	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 985 FEET
IND-97	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 995 FEET
IND-98	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 1005 FEET
IND-99	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 1015 FEET
IND-100	INDUSTRIAL USES	MAXIMUM BUILDING HEIGHT: 1025 FEET

CONSTRUCTION MAP FOR THE DISTRICT BOARD AND ENGINEERING, INC. (A/E/P/I) ON BEHALF OF THE DISTRICT BOARD, 11/14/2018. PREPARED FOR THE DISTRICT BOARD AND ENGINEERING, INC. (A/E/P/I) ON BEHALF OF THE DISTRICT BOARD, 11/14/2018.

- GENERAL NOTES :**
1. LOT AREA = 100,000 SQ. FT. (2.25 ACRES)
 2. ZONE = P-1 (INDUSTRIAL PARK)
 3. PREPARED BY: ARCHITECTURAL, ENGINEERING, PLANNING AND INTERIOR DESIGN COMPANY, INC. (A/E/P/I)
 4. ASSUMPTIONS: DISTRICT BOARD + ENGINEERING, INC. (A/E/P/I) HAS BEEN ADVISED THAT THE DISTRICT BOARD HAS REVIEWED THIS MAP AND HAS APPROVED IT FOR THE DISTRICT BOARD AND ENGINEERING, INC. (A/E/P/I) ON BEHALF OF THE DISTRICT BOARD, 11/14/2018.
 5. THE DISTRICT BOARD HAS REVIEWED THIS MAP AND HAS APPROVED IT FOR THE DISTRICT BOARD AND ENGINEERING, INC. (A/E/P/I) ON BEHALF OF THE DISTRICT BOARD, 11/14/2018.
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