

FOR LEASE

699 Terryville Avenue
Bristol, CT 06011



Retail / Office Building

4,000 S/F main level available

1,000 S/F upper level space available

2- 1,000 S/F lower storage units with drive in doors

Premier Bristol Location high traffic volume

Ample on site parking

Lease Rate: PSF plus utilities

Main Floor : \$15.00, Upper Floor: \$13.00, Lower level : \$10.00

PROPERTY DATA FORM

PROPERTY ADDRESS 699 Terryville Avenue

CITY, STATE Bristol, CT 06011

BUILDING INFO

Total S/F 12,000 S/F
 Number of floors 3
 Avail S/F 12,000
 Will subdivide yes
 Ext. Construction Brick
 Ceiling Height 12'
 Roof Rubber/ New
 Date Built 1988

UTILITIES

Sewer Septic
 Water Well
 Gas Yes
 Electrical separate

MECHANICAL EQUIP.

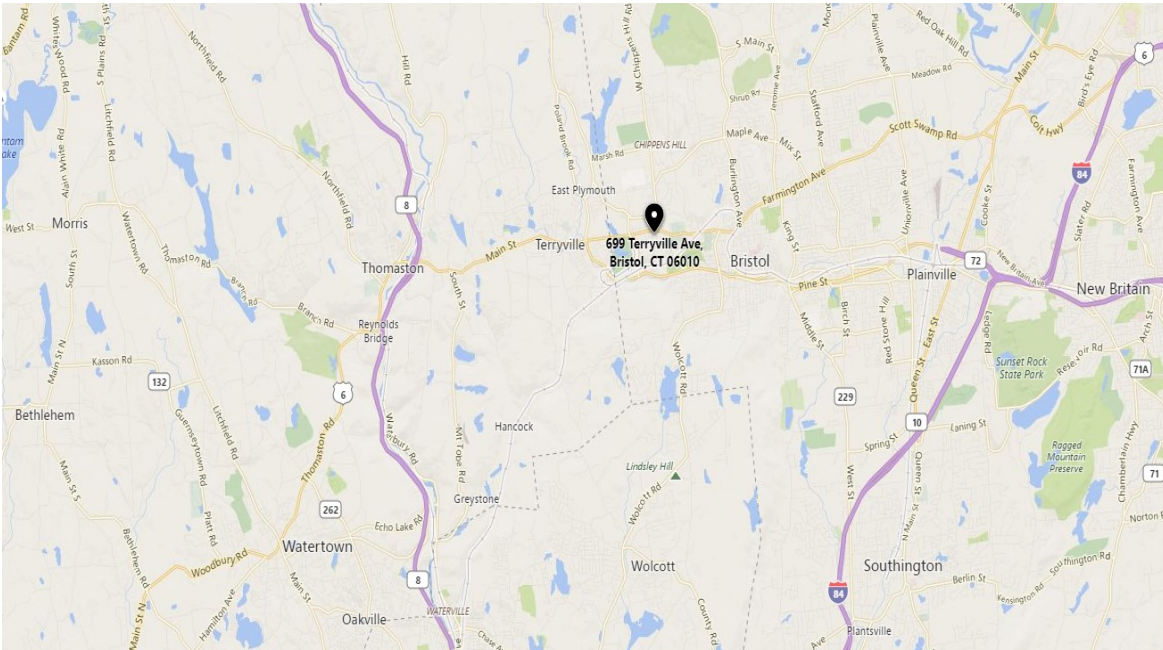
Air Conditioning Central
 Sprinkler / Type Yes/wet
 Type of Heat Gas
OTHER
 Acres
 Zoning IP
 Parking Ample
 State Route / Distance To... I-84 and Route 8

TAXES

Assessment \$603,470.00
 Mill Rate 36.03
 Taxes \$21,743.02

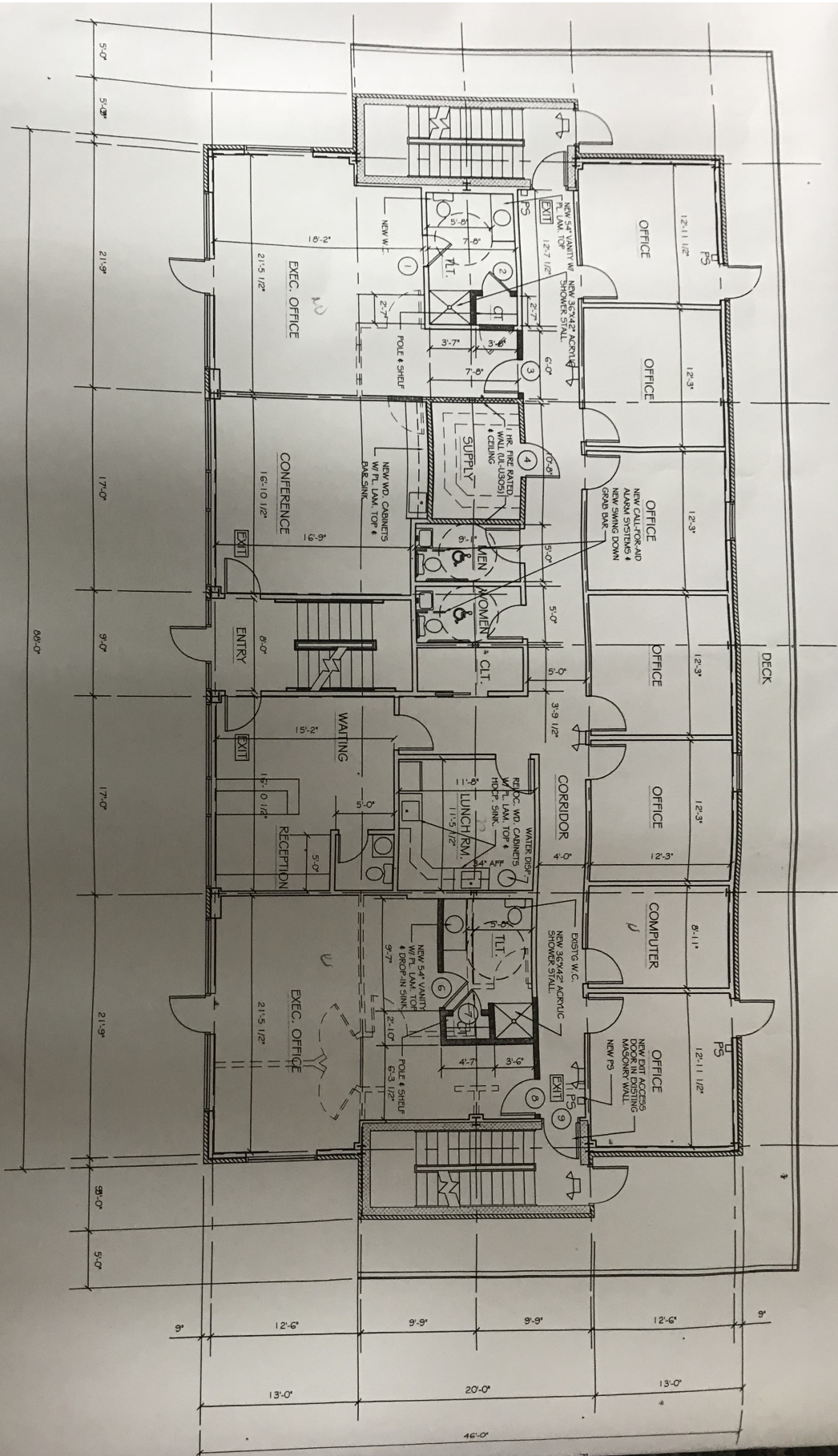
TERMS

Lease \$15 PSF 1st
 \$13 PSF 2nd floor
 \$10 PSF LL w/ garage



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.





2
A1

PROPOSED FIRST FLOOR PLAN

- PULL STATION
- EMERGENCY LIGHT
- EXIT EXIT SIGN