

**CONTACT: ED GODIN, SIOR or  
BRIAN GODIN**

Email: Egodinpb@gmail.com

Email: Bgodinpb@gmail.com

850 Straits Tpk, Suite 204

Middlebury, CT 06762

Phone: 203.577.2277 Fax: 203.577.2100

# FOR LEASE



**70 Enterprise Drive  
Bristol, CT 06010**

**+/- 17,000 S/F Industrial Space  
+/- 2,000 Finished Office and Fully Air Conditioned  
Ideal for Manufacturing or Warehouse Operations  
Great Business Park Location Minutes to I-84**

**Offered at \$7.25 NNN**



# PROPERTY DATA FORM

|                         |                            |
|-------------------------|----------------------------|
| <b>PROPERTY ADDRESS</b> | <b>70 Enterprise Drive</b> |
|-------------------------|----------------------------|

|                    |                          |
|--------------------|--------------------------|
| <b>CITY, STATE</b> | <b>Bristol, CT 06010</b> |
|--------------------|--------------------------|

|                      |                          |
|----------------------|--------------------------|
| <b>BUILDING INFO</b> | <b>MECHANICAL EQUIP.</b> |
|----------------------|--------------------------|

|                   |                 |                     |                |
|-------------------|-----------------|---------------------|----------------|
| Total S/F         | 29,9994         | Air Conditioning    | Yes            |
| Number of floors  | 1               | Sprinkler / Type    | Yes / wet      |
| Avail S/F         | 17,000 +/-      | Type of Heat        | Gas forced air |
| Will subdivide to | No              | <b>OTHER</b>        |                |
| Office Space      | 2,000           | Acres               | 3.49           |
| Column space      | 32 x 30         | Zoning              | IIP-1          |
| Available Docks   | 1               | Parking             | 114            |
| Avail. overhead   | 1               | Interstate Distance | I-84 / 3       |
| Ext. Construction | Brick / masonry |                     | .              |

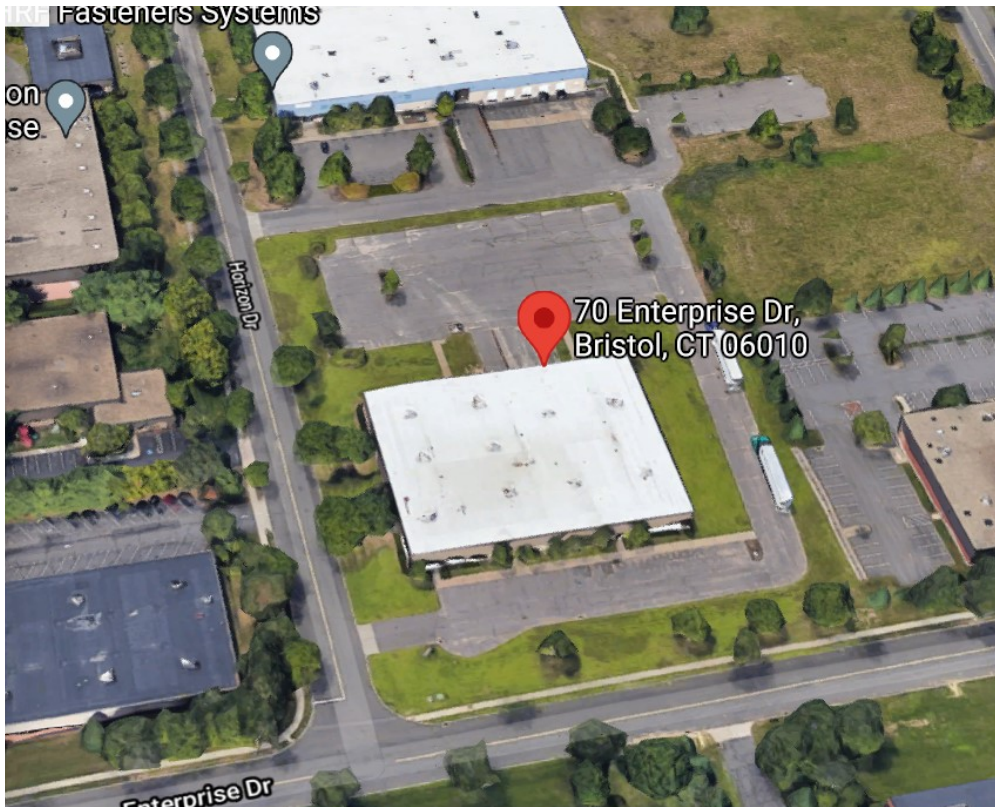
|                |        |              |                |
|----------------|--------|--------------|----------------|
| Ceiling Height | 15'    | <b>TAXES</b> |                |
| Roof           | Rubber | Assessment   | \$1,192,730.00 |
| Date Built     | 1989   | Appraisal    | \$1,703,900.00 |

|                  |                                |           |             |
|------------------|--------------------------------|-----------|-------------|
| <b>UTILITIES</b> | <b>Buyer/ Tenant to Verify</b> | Mill Rate | 30.35       |
| Sewer            | City                           | Taxes     | \$36,199.35 |
| Water            | City                           |           |             |
| Gas              | Yes                            |           |             |

|            |                                |              |            |
|------------|--------------------------------|--------------|------------|
|            |                                | <b>TERMS</b> |            |
| Electrical | 1,600 amps/ 3 phase/ 240 volts | Lease Rate   | \$7.25 NNN |

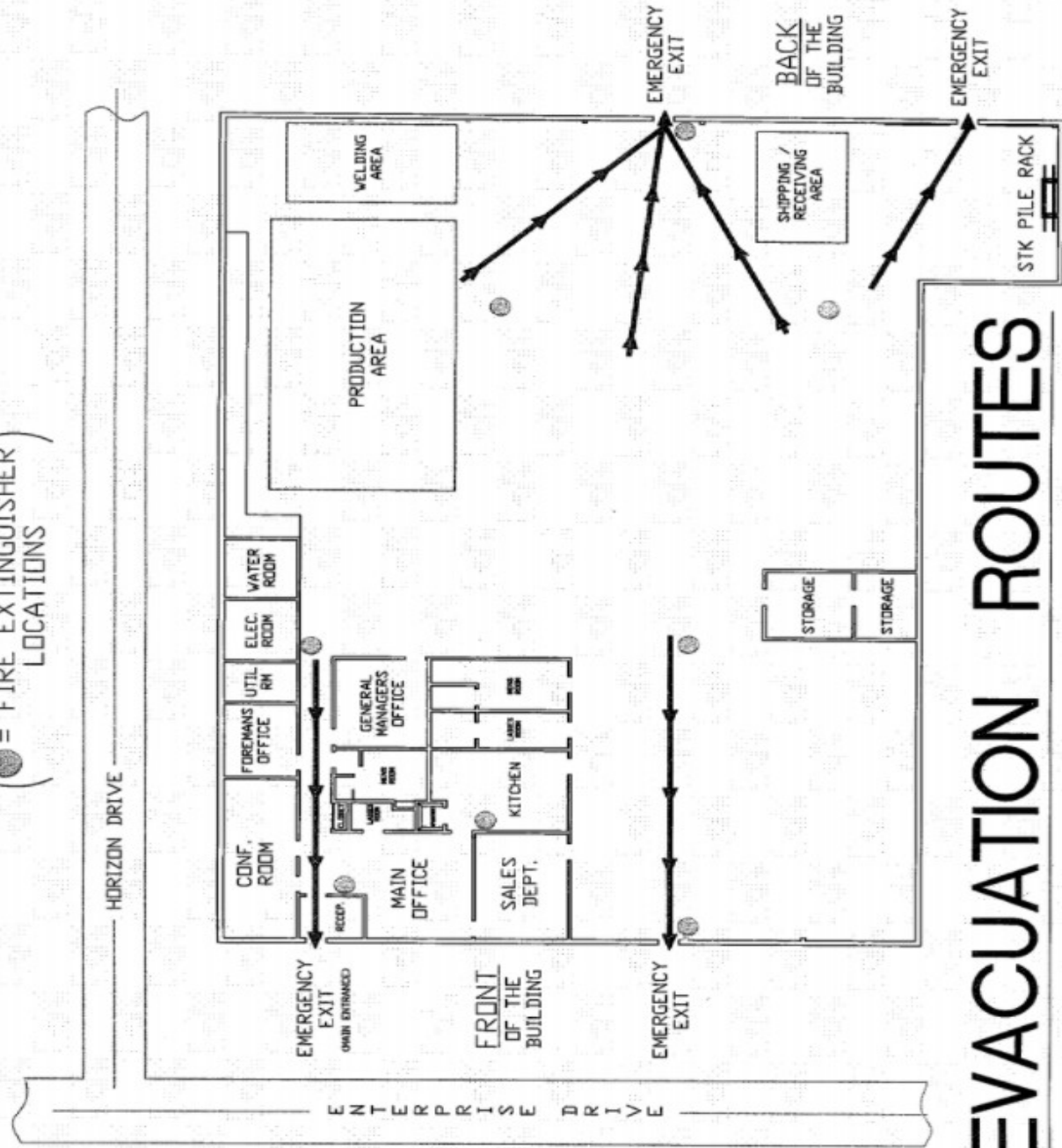
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(●) = FIRE EXTINGUISHER LOCATIONS



# EVACUATION ROUTES

ALL PERSONNEL TO MEET ACROSS THE STREET AT "VERNATHERM" SIGN



