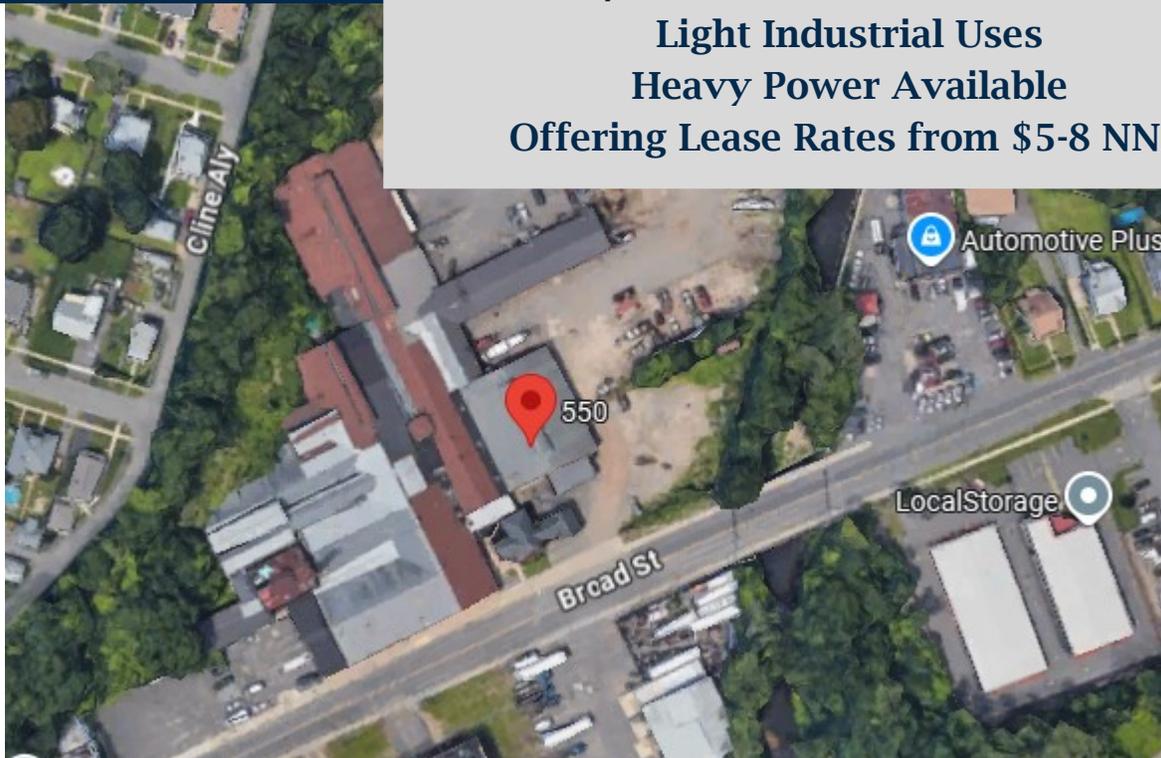


# FOR LEASE



***550 Broad Street  
Bristol, CT 06010***

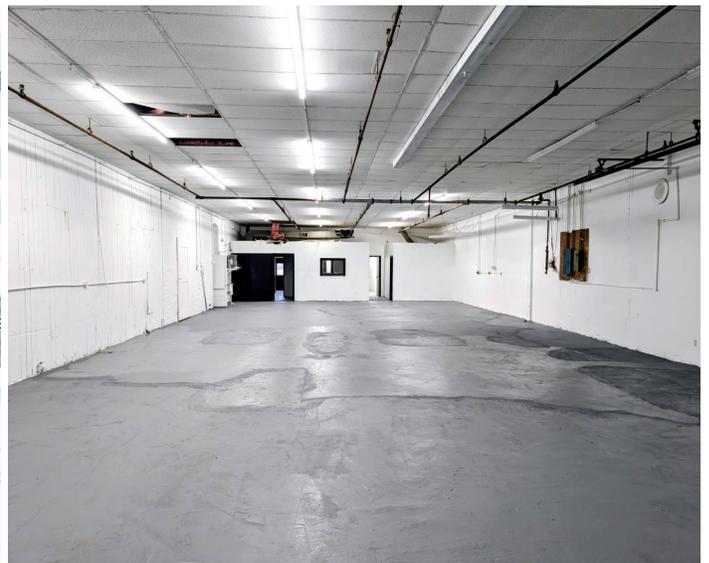
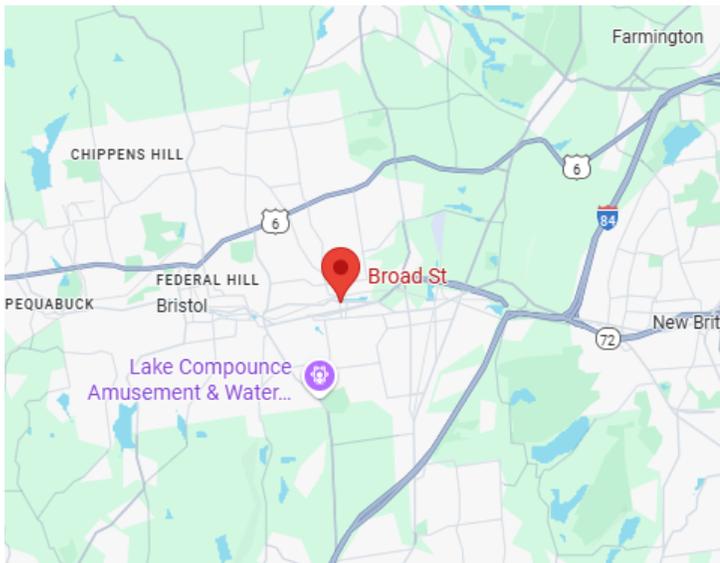
**New Ownership & Major Renovations  
Underway Including New Roof  
Offering a Wide Range of Unit Sizes  
& Configurations (2,275 - 12,280 s/f)  
Flexible Layouts for Various Small Businesses &  
Light Industrial Uses  
Heavy Power Available  
Offering Lease Rates from \$5-8 NNN**



# PROPERTY DATA FORM

PROPERTY ADDRESS	550 Broad Street
CITY, STATE	Bristol, CT 06010

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	86,770 +/-	Air Conditioning	None
Number of floors	1	Sprinkler / Type	Wet
Avail S/F	27,101.33 +/-	Type of Heat	Oil
Will Subdivide to..	2,275 +/-	<b>OTHER</b>	
Office Space	1,950 +/-	Acres	8.6
Column Space	Varies	Zoning	I
Total/Avail Docks	2 Common	Parking	Ample
Total/Avail Drive-in	2	<b>TAXES</b>	
Total/Avail Mezz	N/A	Assessment	\$656,670.00
Ext. Construction	Brick Masonry	Appraisal	\$938,100.00
Ceiling Height	14'-16'	Mill Rate	33.75
Roof	Shingle / Rubber	Taxes	\$22,162.61
Date Built	1870	<b>TERMS</b>	
<b>UTILITIES</b>		Lease	\$5-\$8 NNN
Sewer	City	NNN Approx \$1 psf	
Water	City		
Gas/Oil	Oil		
Electrical	400-500 amps / 3 phase		



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