

# 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**

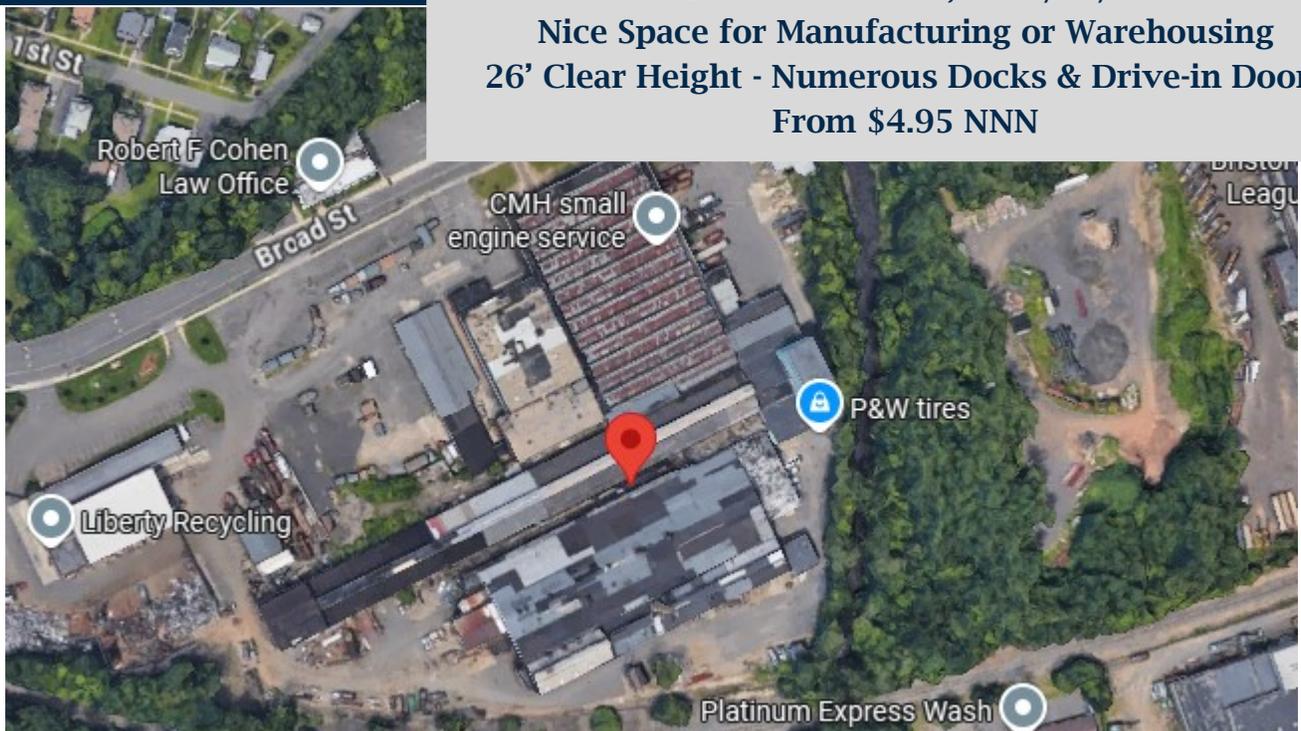
**Unit 6: 30,000 +/- S/F - Docks & Divisible**

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

**Nice Space for Manufacturing or Warehousing**

**26' Clear Height - Numerous Docks & Drive-in Doors**

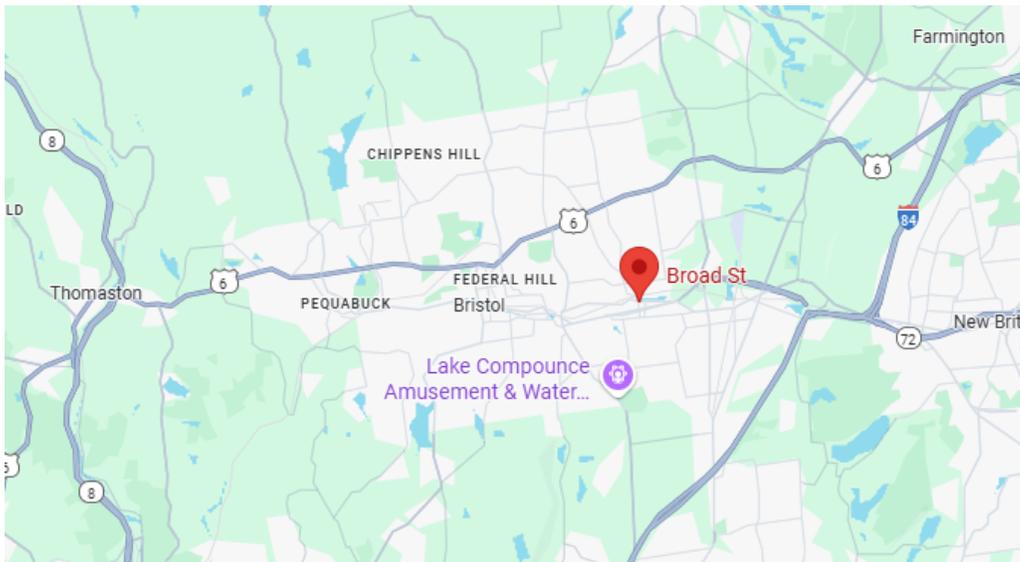
**From \$4.95 NNN**



# PROPERTY DATA FORM

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

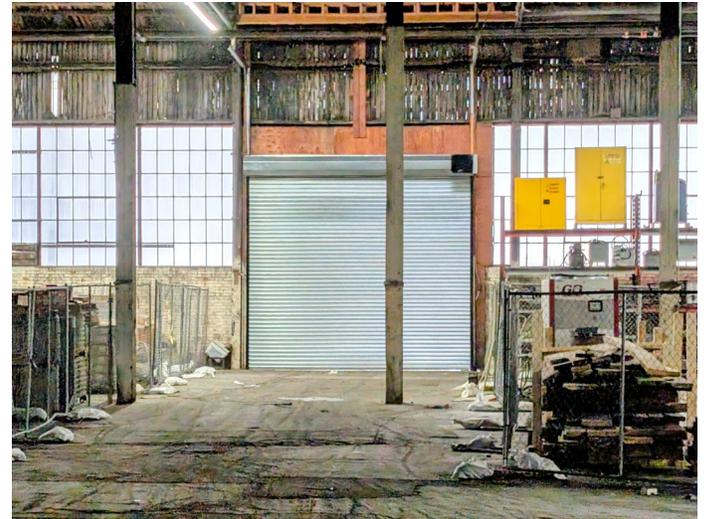
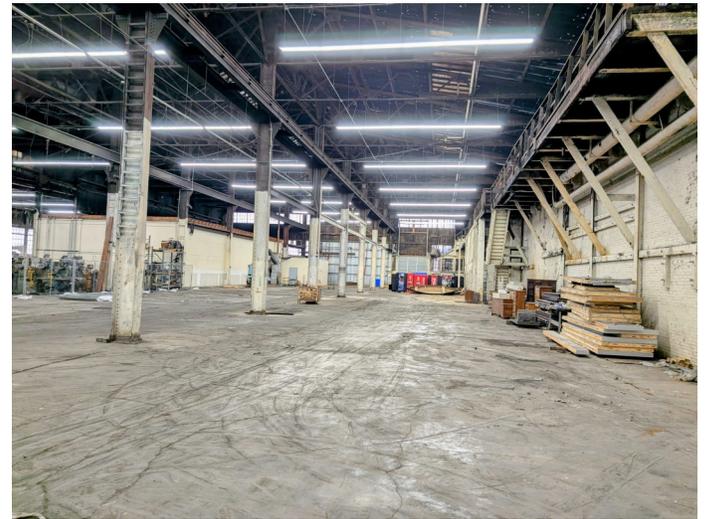
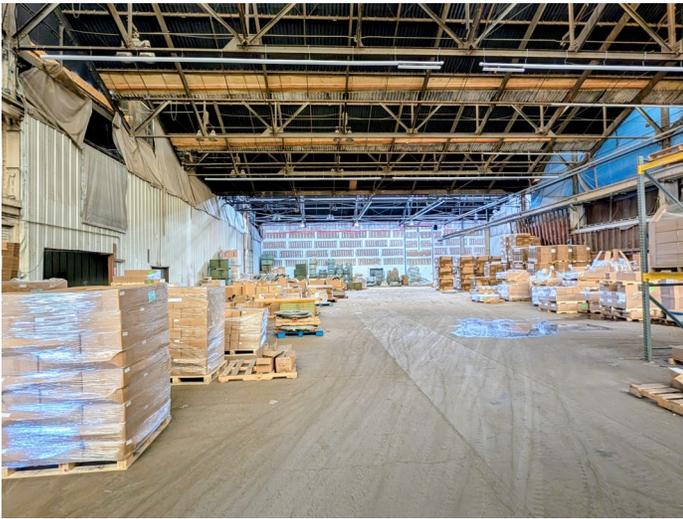
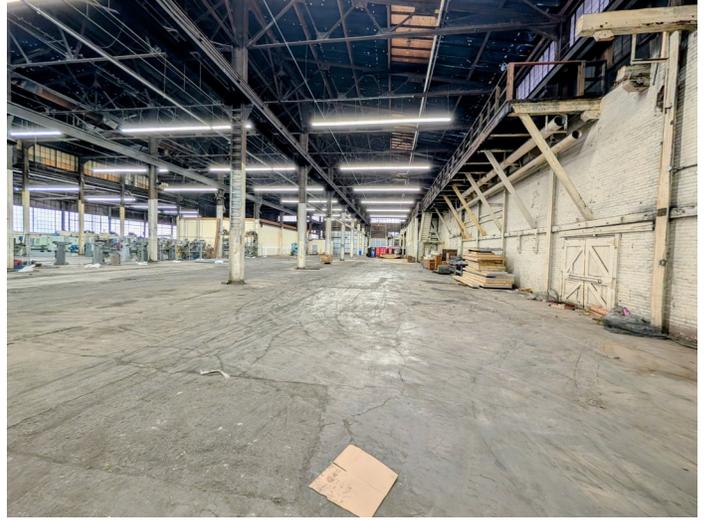
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	233,707 +/-	Air Conditioning	None
Number of floors	1	Sprinkler / Type	Dry
Avail S/F	30,000 to 60,000 +/-	Type of Heat	FHA
Will Subdivide to..	10,000 +/-	<b>OTHER</b>	
Office Space	TBD	Acres	14
Column Space	Varies	Zoning	BG
Total/Avail Docks	+/- 5	Parking	Adequate
Total/Avail Drive-in	2	<b>TAXES</b>	
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	<b>TERMS</b>	
<b>UTILITIES</b>		Lease From	\$4.95 NNN
Sewer	City	NNN Approx \$1 psf	
Water	City		
Gas/Oil	Gas		
Electrical	Heavy Power		

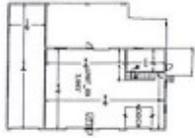


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# Godin Property Brokers LLC

★★★★★ 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

