Godin Property Brokers LLC
★★★★★ Commercial / Industrial

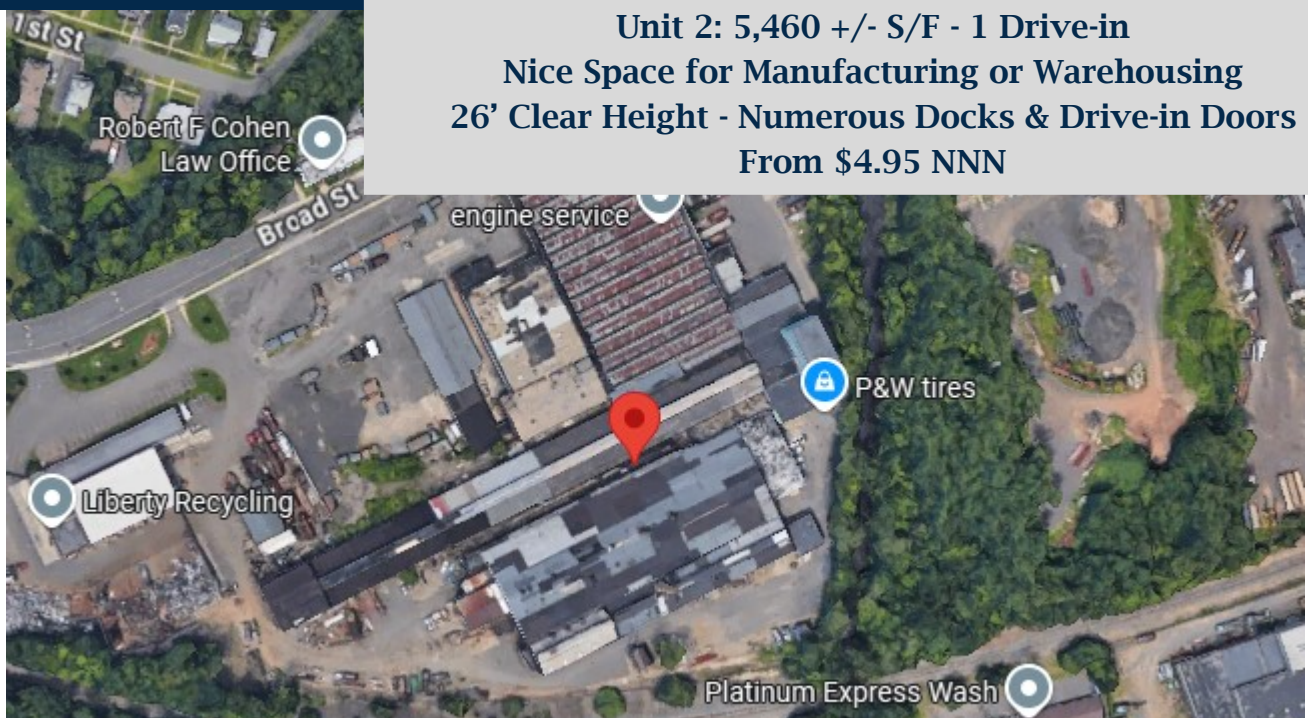
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Middlebury, CT 06762
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FOR LEASE



575 Broad Street
Bristol, CT 06010

New Ownership & Major Renovations Underway
Including New Roof
Unit 3A: 50,000 +/- S/F - 1 Dock & Drive-in / Divisible
Unit 4: 2,400 +/- S/F - (Possible Extra Loading Area for Unit 3A)
Unit 6: 30,000 +/- S/F - Docks & Divisible (Lease Pending)
Unit 2: 5,460 +/- S/F - 1 Drive-in
Nice Space for Manufacturing or Warehousing
26' Clear Height - Numerous Docks & Drive-in Doors
From $4.95 NNN

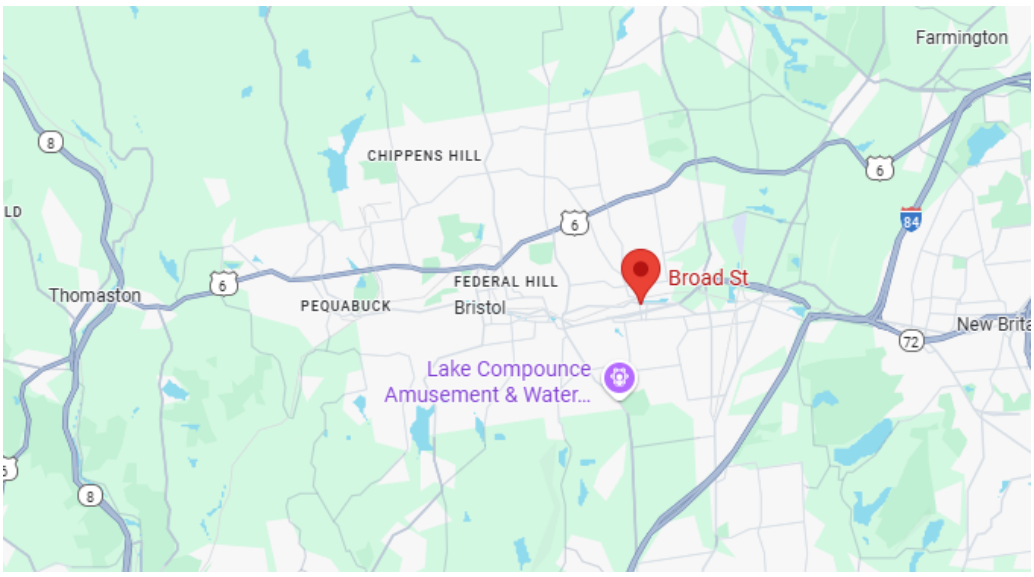


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

PROPERTY DATA FORM

PROPERTY ADDRESS	**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 +/-	**OTHER**	
Office Space	TBD	Acres	14
Column Space	Varies	Zoning	BG
Total/Avail Docks	+/- 5	Parking	Adequate
Total/Avail Drive-in	2		
Total/Avail Mezz	No	**TAXES**	
Ext. Construction	Masonry	Assessment	$2,199,680.00
Ceiling Height	22'-26'	Appraisal	$3,142,400.00
Roof	New Rubber Membrane	Mill Rate	33.75
Date Built	1915	Taxes	$74,239.20
UTILITIES		**TERMS**	
Sewer	City	Lease From	$4.95 NNN
Water	City	NNN Approx $1 psf	
Gas/Oil	Gas		
Electrical	Heavy Power		



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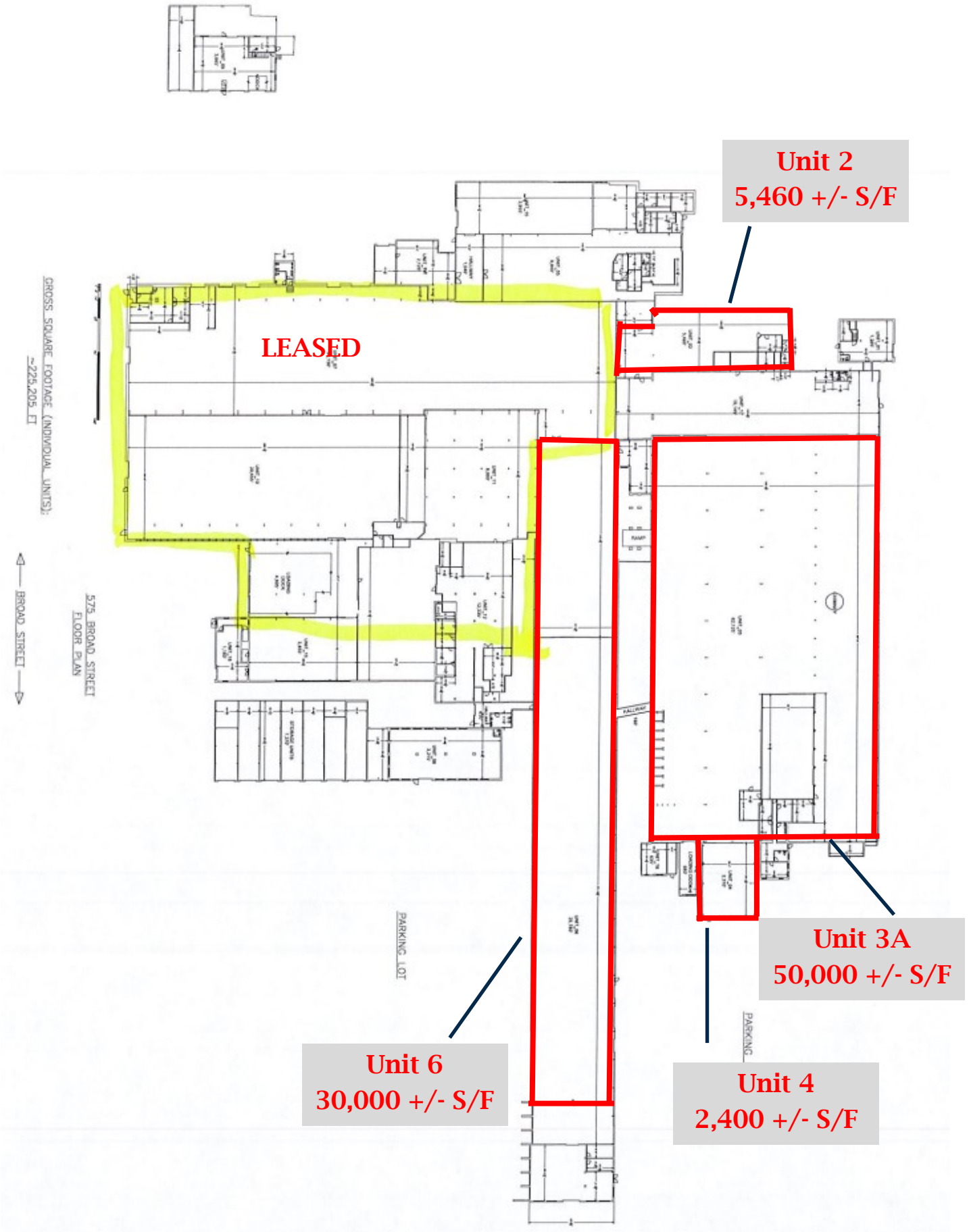











Unit 2
5,460 +/- S/F
LEASED
Unit 3A
50,000 +/- S/F
Unit 6
30,000 +/- S/F
Unit 4
2,400 +/- S/F
PARKING LOT
PARKING
575 BROAD STREET
FLOOR PLAN
BROAD STREET
GROSS SQUARE FOOTAGE (INDIVIDUAL UNITS):
~225,205 SF