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

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Middlebury, CT, 06762

FOR SALE/LEASE



76 Halcyon Drive
Bristol, CT 06010

55,500 +/- S/F Freestanding Warehouse Facility
Modern Building with 40' Clear Height
Provides Tremendous Cubic Footage Area
2,500 +/- S/F Finished Offices
4 Loading Docks & 1 Drive-in Door
Has Two 2,500 S/F Secure Vaults
Great Business Park Location Minutes to I-84
Offered at $8.95 NNN
$8,250,000.00

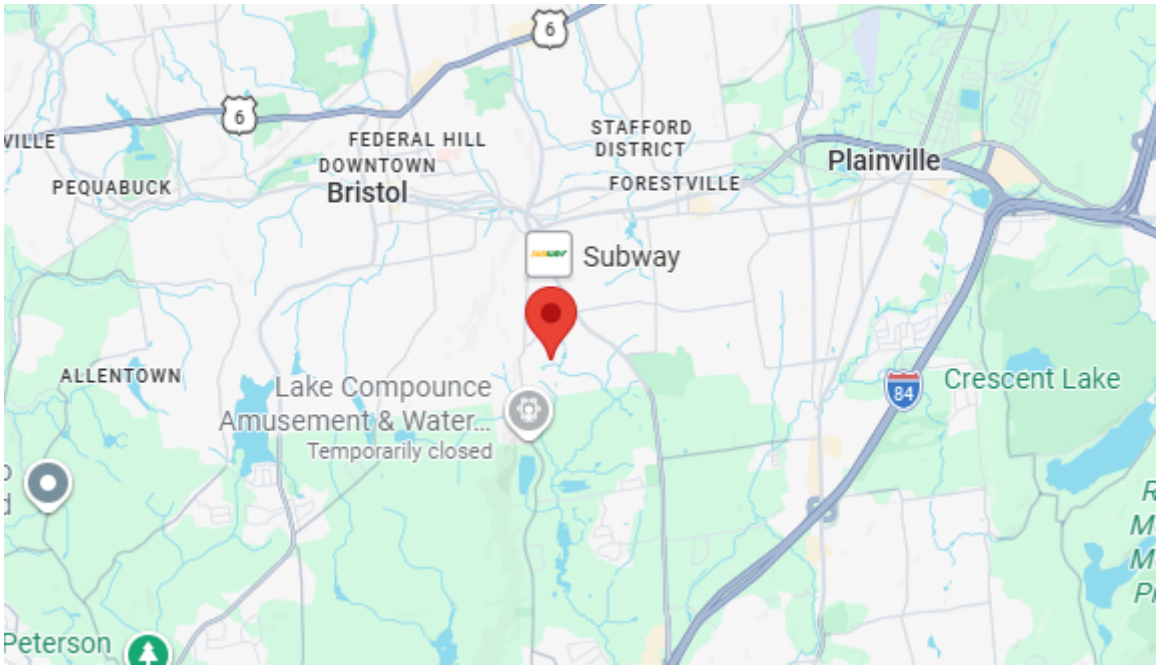


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

PROPERTY DATA FORM

PROPERTY ADDRESS	**76 Halcyon Drive**
CITY, STATE	**Bristol, CT 06010**

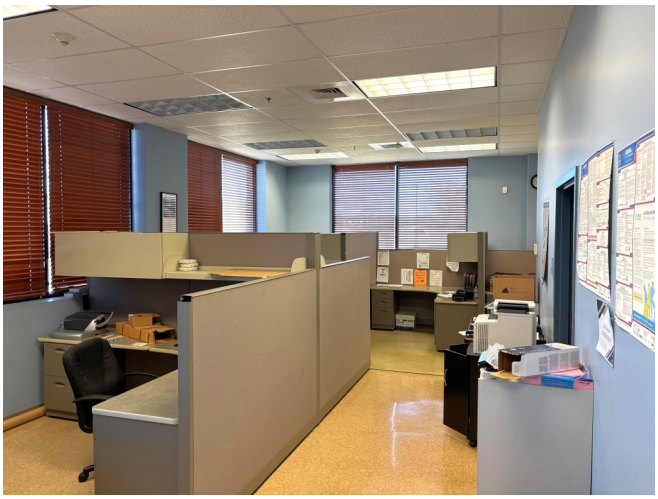
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	55,000 +/-	Air Conditioning	Office
Number of Floors	1	Sprinkler System	Yes - wet
Avail S/F	55,000 +/-	Heat Source	FHA
Office Space	2,500 +/-	**OTHER**	
Avail Mezz	3,560 +/-	Total/Avail Acres	4.8
Has Two 2,500 SF Secure Vaults		Zoning	IP-1
Ext Construction	Steel/Masonry	Parking	35 +/-
Ceiling Height	40’	State RT/Distance to….	I-84
Roof	Gable/Metal	**TAXES**	
Date Built	2009	Appraised	$3,844,600.00
UTILITIES		Assessment	$2,691,220.00
Sewer	City	Mill Rate	33.75
Water	City	Taxes	$90,828.67
Gas/Oil	Gas	**TERMS**	
Electrical		Lease	$8.95 PSF NNN
Amps-Volts-Phase	600 amp/208 v/3 phase	Sale	$8,250,000.00

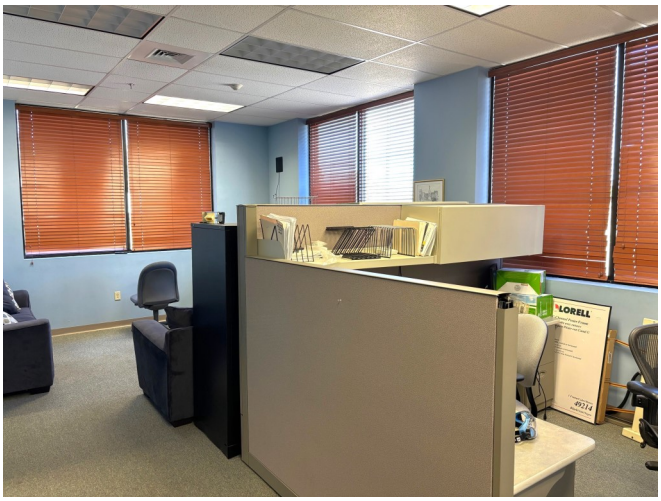


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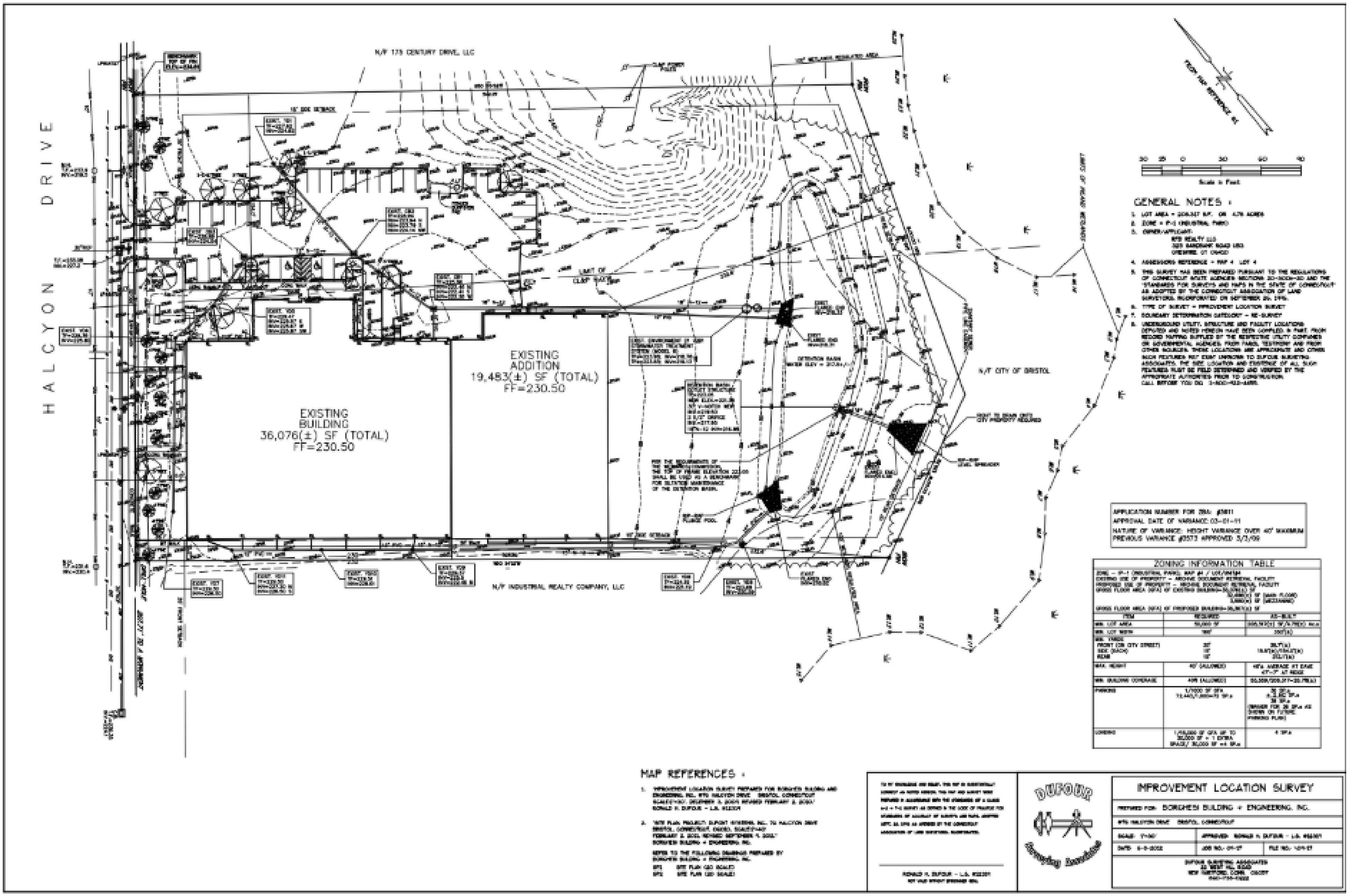




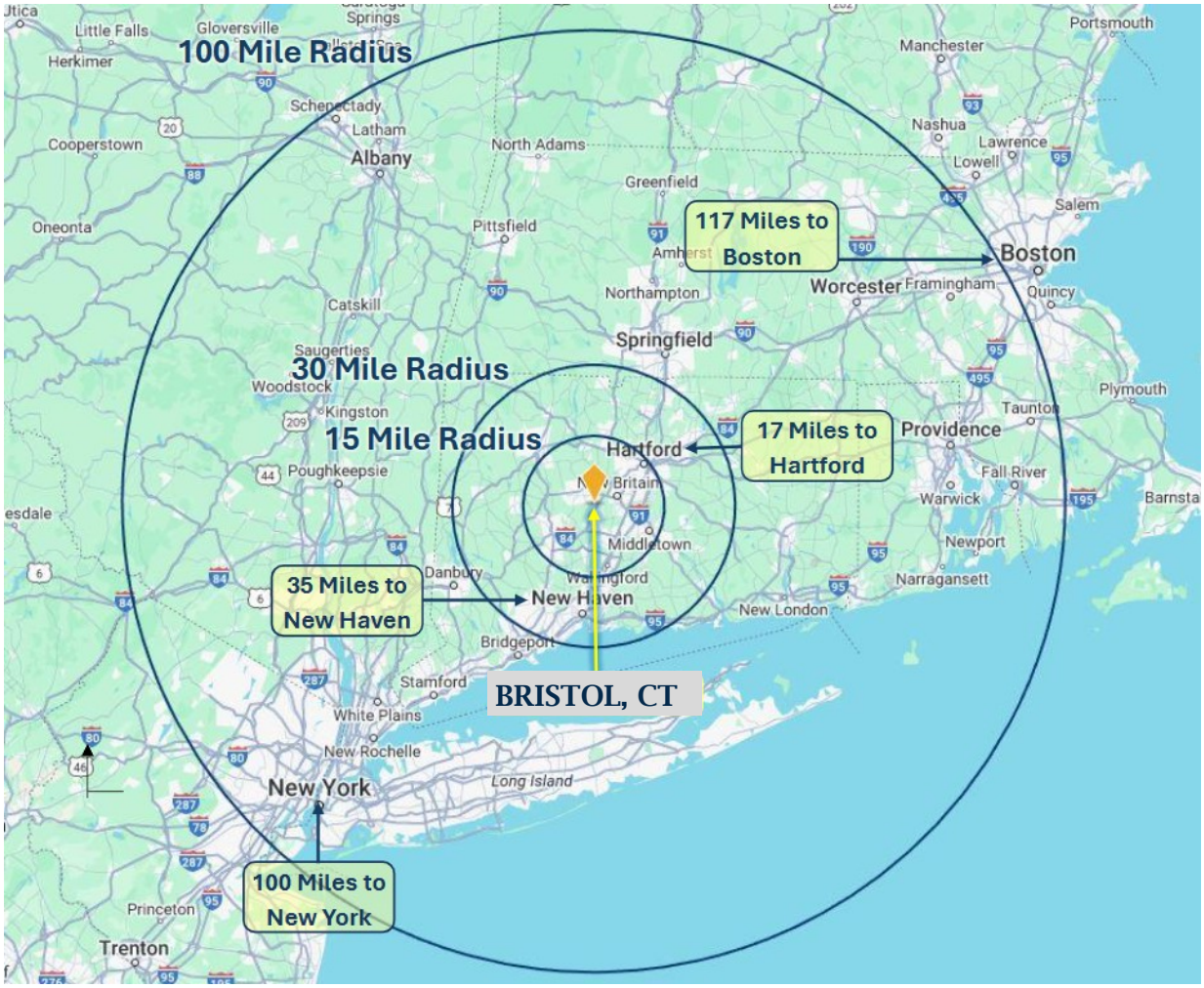


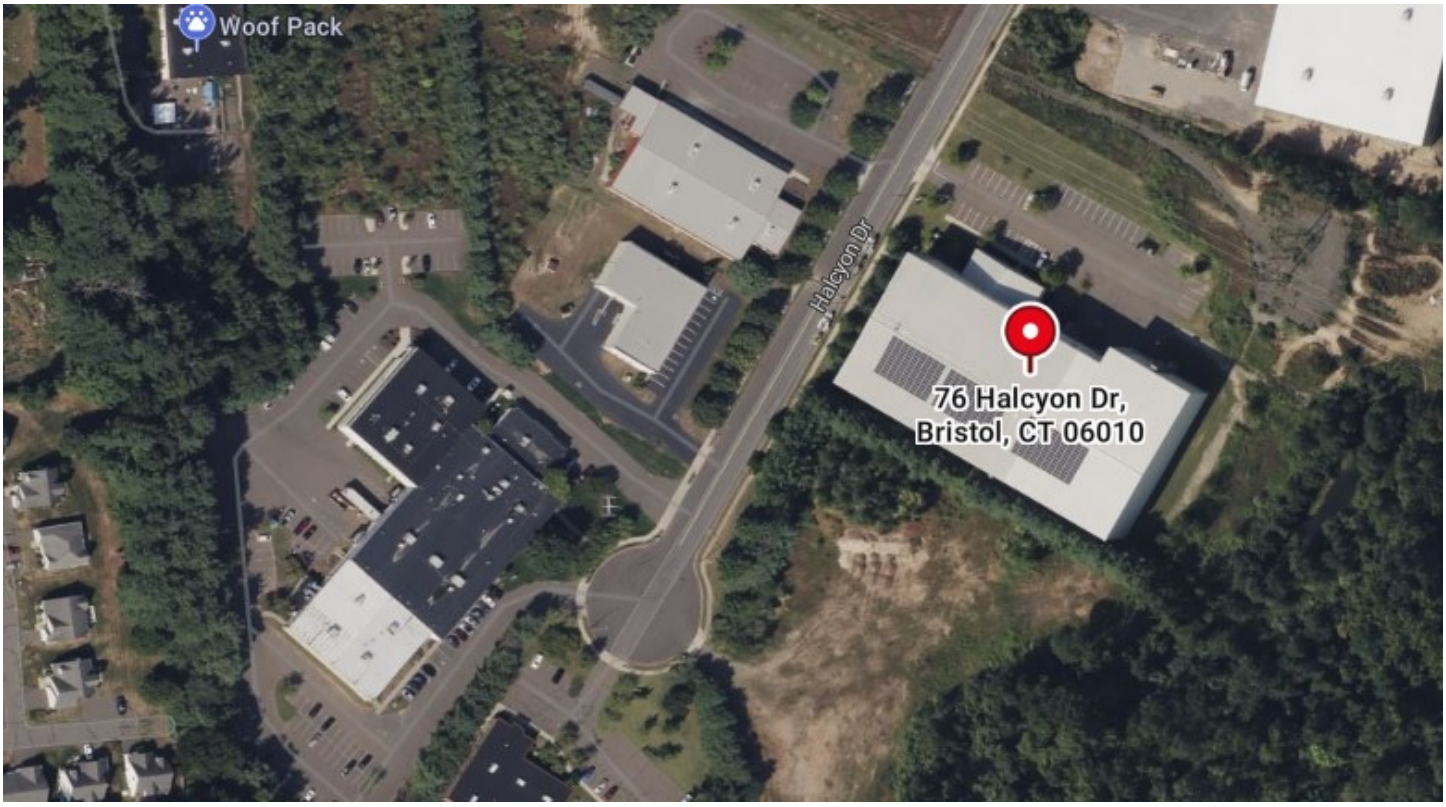






ITEM	REQUIRED	AS-BUILT
MIN. LOT AREA	[illegible]	[illegible]
MIN. LOT WIDTH	[illegible]	[illegible]
MIN. YARDS FRONT (ON CITY STREET) SIDE (EACH) REAR	[illegible]	[illegible]
MAX. HEIGHT	40' (ALLOWED)	[illegible]
MAX. BUILDING COVERAGE	[illegible] (ALLOWED)	[illegible]
PARKING	[illegible]	[illegible]
LOADING	[illegible]	[illegible]


100 Mile Radius
30 Mile Radius
15 Mile Radius
117 Miles to Boston
17 Miles to Hartford
35 Miles to New Haven
100 Miles to New York
BRISTOL, CT
Boston
Hartford
New Haven
New York
Albany
Springfield
Worcester
Providence
Manchester
Portsmouth
Pittsfield
Northampton
Bridgeport
Stamford
Danbury
Middletown
New London
Newport
Narragansett
Fall River
Plymouth
Taunton
Framingham
Quincy
Lowell
Lawrence
Nashua
Salem
Greenfield
North Adams
Schenectady
Latham
Cooperstown
Oneonta
Catskill
Saugerties
Woodstock
Kingston
Poughkeepsie
Herkimer
Little Falls
Gloversville
Springs
Utica
White Plains
New Rochelle
Long Island
Princeton
Trenton
Barnsta
Warwick


Woof Pack
Halcyon Dr
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Bristol, CT 06010