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

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850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

FOR LEASE

76 Halcyon Drive
Bristol, CT 06010

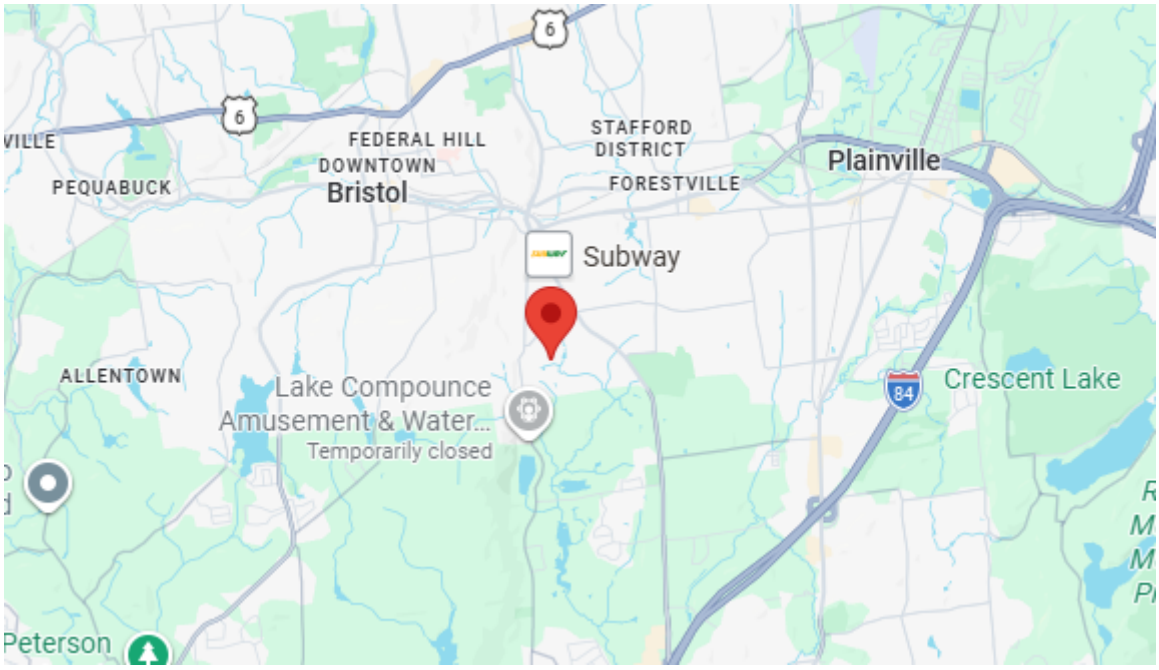
55,500 +/- S/F Freestanding Warehouse Facility
Modern Building with 40' Clear Height
Provides Tremendous Cubic Footage Area
2,500 +/- S/F Finished Offices
4 Loading Docks & 1 Drive-in Door
Has Two 2,500 S/F Secure Vaults
Great Business Park Location Minutes to I-84
Offered at $9.50 NNN

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	**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	$9.50 PSF NNN
Amps-Volts-Phase	600 amp/208 v/3 phase	Sale	TBD



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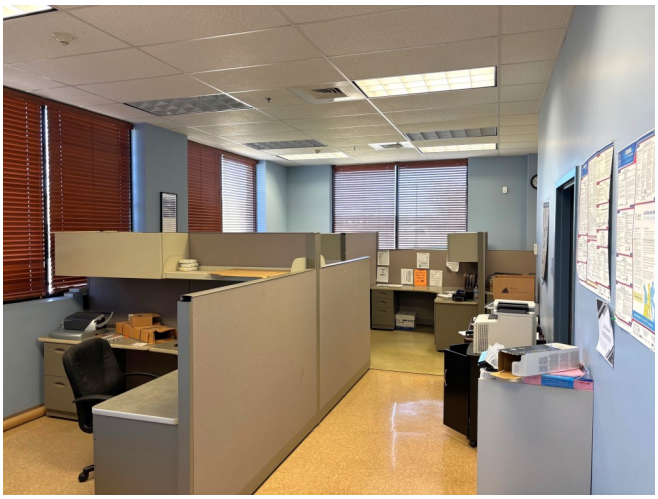
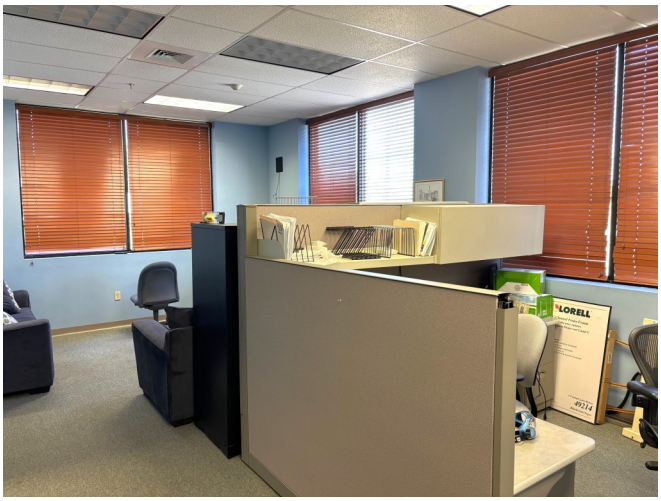
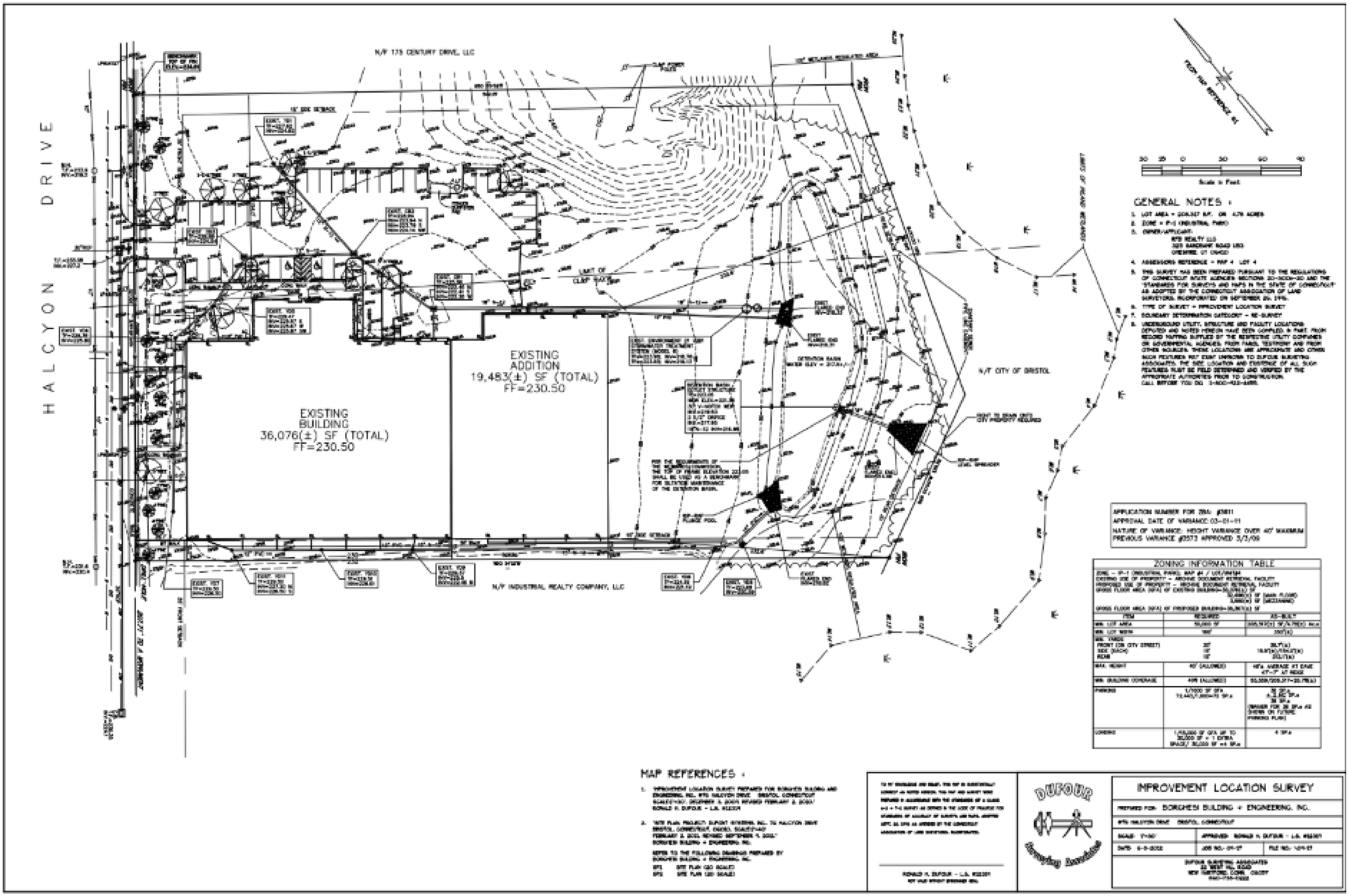
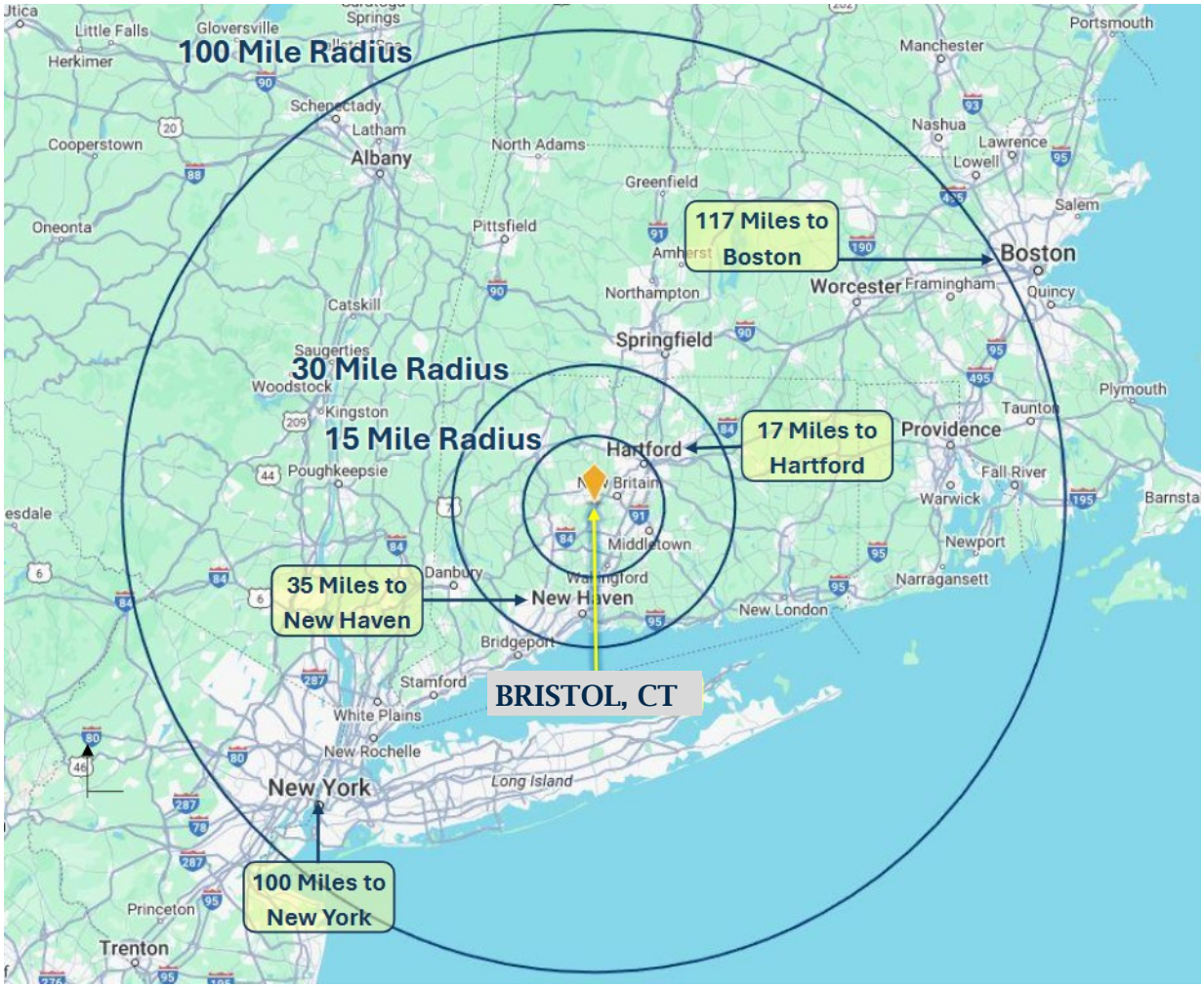
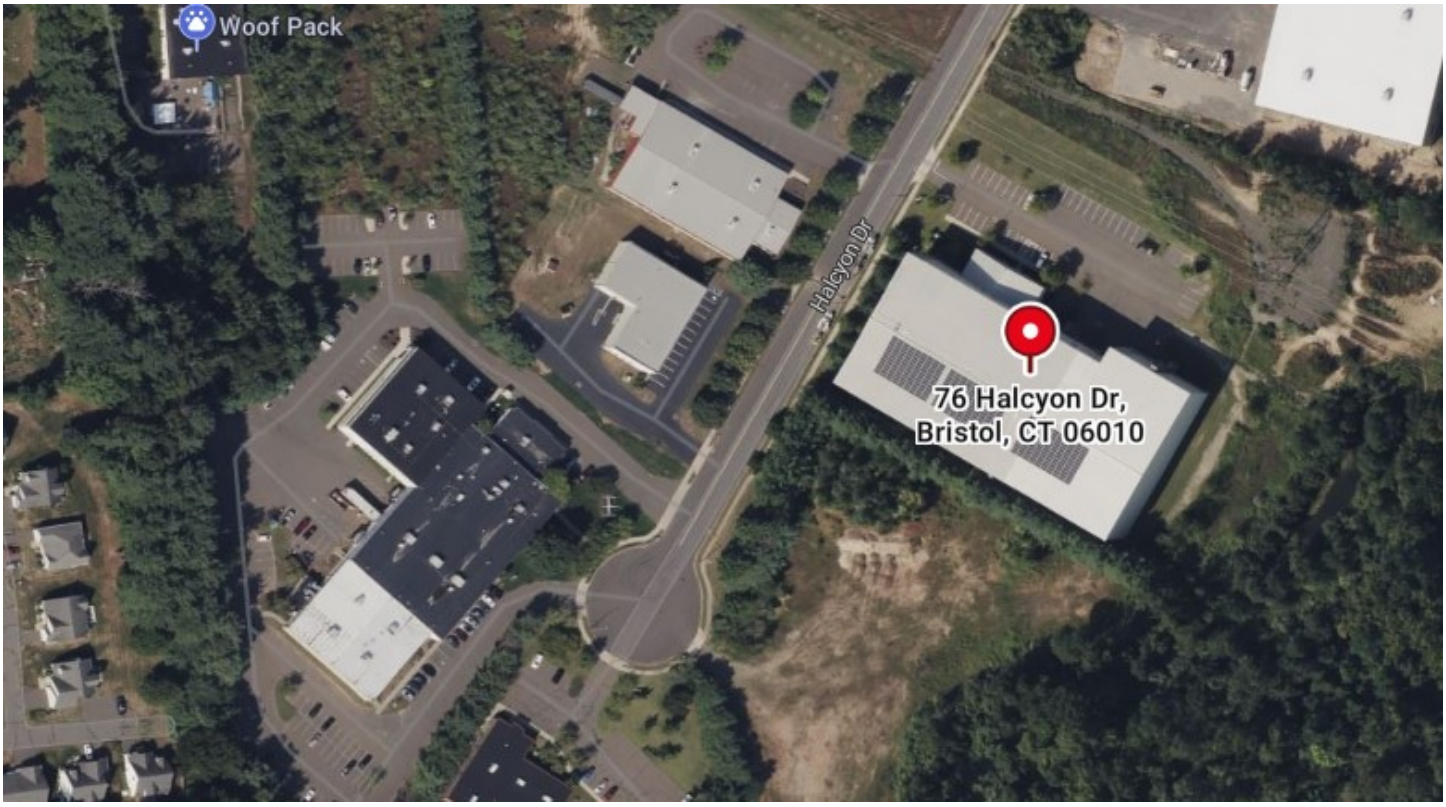





HALCYON DRIVE
N/F 175 CENTURY DRIVE, LLC
EXISTING BUILDING
36,076(±) SF (TOTAL)
FF=230.50
EXISTING ADDITION
19,483(±) SF (TOTAL)
FF=230.50
N/F INDUSTRIAL REALTY COMPANY, LLC
N/F CITY OF BRISTOL
Scale in Feet
GENERAL NOTES :
APPROVAL DATE OF VARIANCE: 03-01-11
NATURE OF VARIANCE: HEIGHT VARIANCE OVER 40' MAXIMUM
ZONING INFORMATION TABLE
MAP REFERENCES :
IMPROVEMENT LOCATION SURVEY
PREPARED FOR: BORGHESI BUILDING + ENGINEERING, INC.
DUFOUR
Surveying Associates


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
Worcester
Springfield
Hartford
New Haven
New York
Albany
Providence
Trenton
Long Island


Woof Pack
Halcyon Dr
76 Halcyon Dr,
Bristol, CT 06010