

FOR LEASE | 20,000± SF FLEX SPACE POSSIBLE OUTSIDE EQUIPMENT / VEHICLE STORAGE AVAILABLE

50 Emmett Street, Bristol, CT 06010

LEASE RATE: \$7/SF NNN

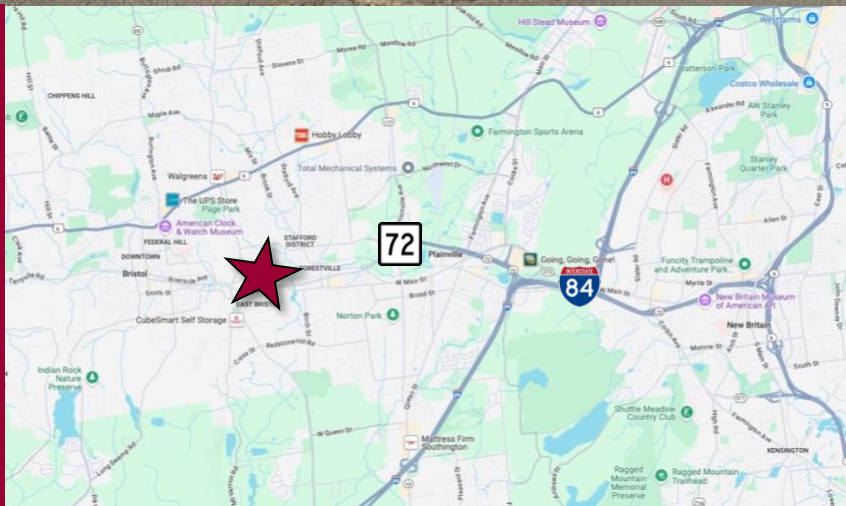


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 205,128± SF Building
- 20,000± SF Available
- 2 Stories
- Loading Docks: 5
- Drive-in Doors: TBD
- Clear Height: 20'
- Parking: 200 Spaces
- 9.1 Acres
- Zoning: BG
- I-84, Exit 33 | Route 72
- Many area amenities

For more information contact: Thomas Wilks | 860.761.6018 | twilks@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA	205,128± SF
AVAILABLE AREA	20,000± SF
MAX CONTIGUOUS AREA	20,000± SF
WILL SUBDIVIDE TO	TBD
OFFICE AREA	TBD
NUMBER OF FLOORS	2
COLUMN SPACING	TBD
CLEAR HEIGHT	20'
LOADING DOCKS	5
DRIVE-IN DOORS	TBD
CONSTRUCTION	Brick/Masonry
ROOF TYPE	Flat, Tar & Gravel / Rubber
YEAR BUILT	1942

SITE INFORMATION

SITE AREA	9.10 Acres
ZONING	BG
PARKING	200 Spaces 0.98/1000
SIGNAGE	Monument
VISIBILITY	Excellent
FRONTAGE	486.9'
HWY.ACCESS	I-84, Exit 33 Route 72

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
NNN's	\$1.86/SF	

MECHANICAL EQUIPMENT

AIR CONDITIONING	Partial
TYPE OF HEAT	Gas, Forced Air-Duc
SPRINKLERED	Yes
ELECTRIC SERVICE	TBD

COMMENTS Possible outside equipment/vehicle storage can be made available.

DIRECTIONS I-84, Exit 33. Straight onto CT-72 W. Right onto Emmett St. Property is on the left.

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- 9.1 Acres
- Zoning: BG
- I-84, Exit 33 | Route 72
- Many area amenities
 - Shopping
 - Banking
 - Dining

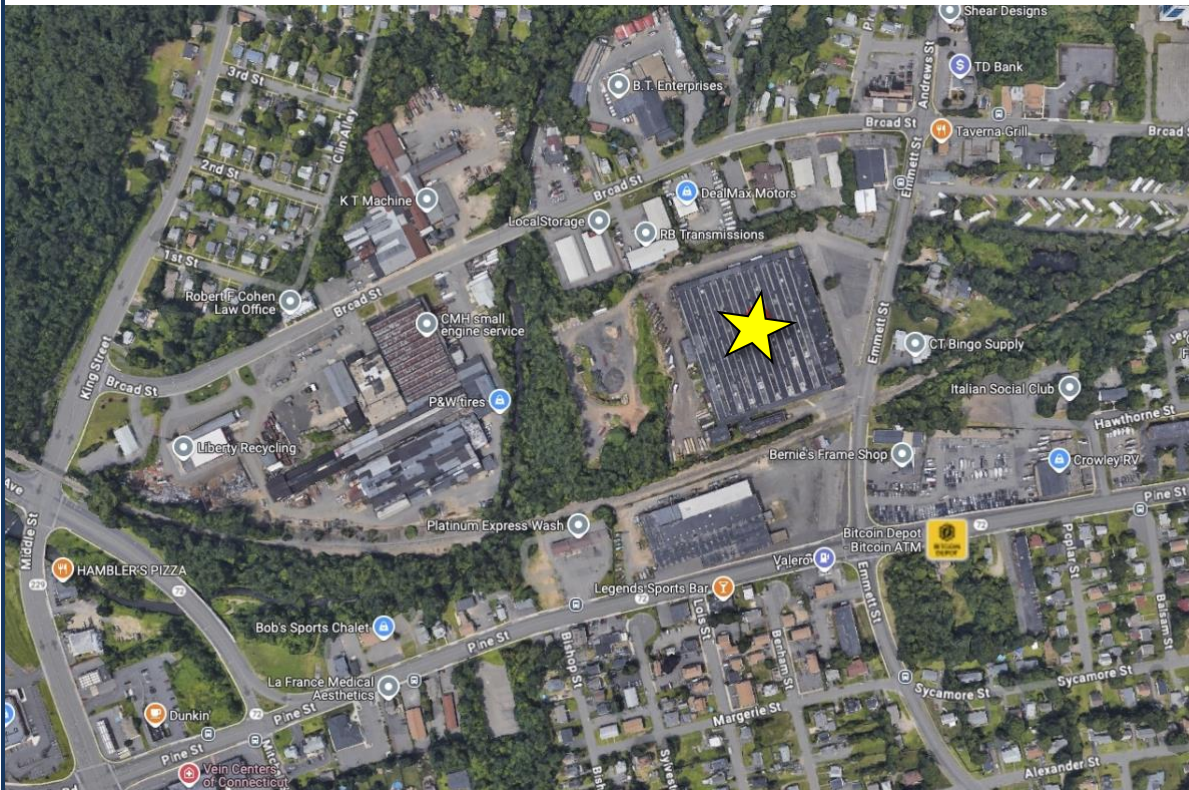
APPROVED USES

- Adult Day Care
- Building Services
- Build Supply
- Commercial Kitchen
- Civic, Cultural, & Community Youth Organizations
- Fitness Club
- Equipment rental or Leasing
- For Profit School or Studio
- Pawn Shop
- Printing Shop
- Religious Organizations

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FIND US ON



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