



FOR LEASE

10,835 SQUARE FOOT INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



FOR LEASE

10,835 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 10,835 square feet for lease at 95 Wooster Court, Bristol CT. This space offers heavy power with buss bars, abundant parking, drive in doors, and airlines throughout.

OFFERING SUMMARY

10,835 SF Industrial Space	\$4.75 NNN
----------------------------	------------

PROPERTY HIGHLIGHTS

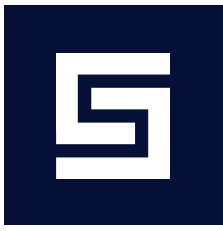
- One mile from the highway (Route 72)
- 10,835 SF with 2 drives
- Heavy power with buss bars
- Airlines throughout

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

10,835 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010



\$4.75 NNN

BUILDING SPECIFICATIONS

Available Space	10,835
Office Space	800 SF
Warehouse	10,035 SF
Ceiling Height	14' - 15'
Drives	2
Roof	Rubber Membrane
Column Spacing	20' x 48'
Year Built	1970
Year Last Renovated	1983

MECHANICAL/UTILITIES

Power	1,200 amp, 277/480 volt, 3 phase
Heat	Forced hot air/gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet system
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	2.25 Acres
Zoning	I

TAXES

Tax PSF	\$0.75 SF
Year Assessed	2022

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

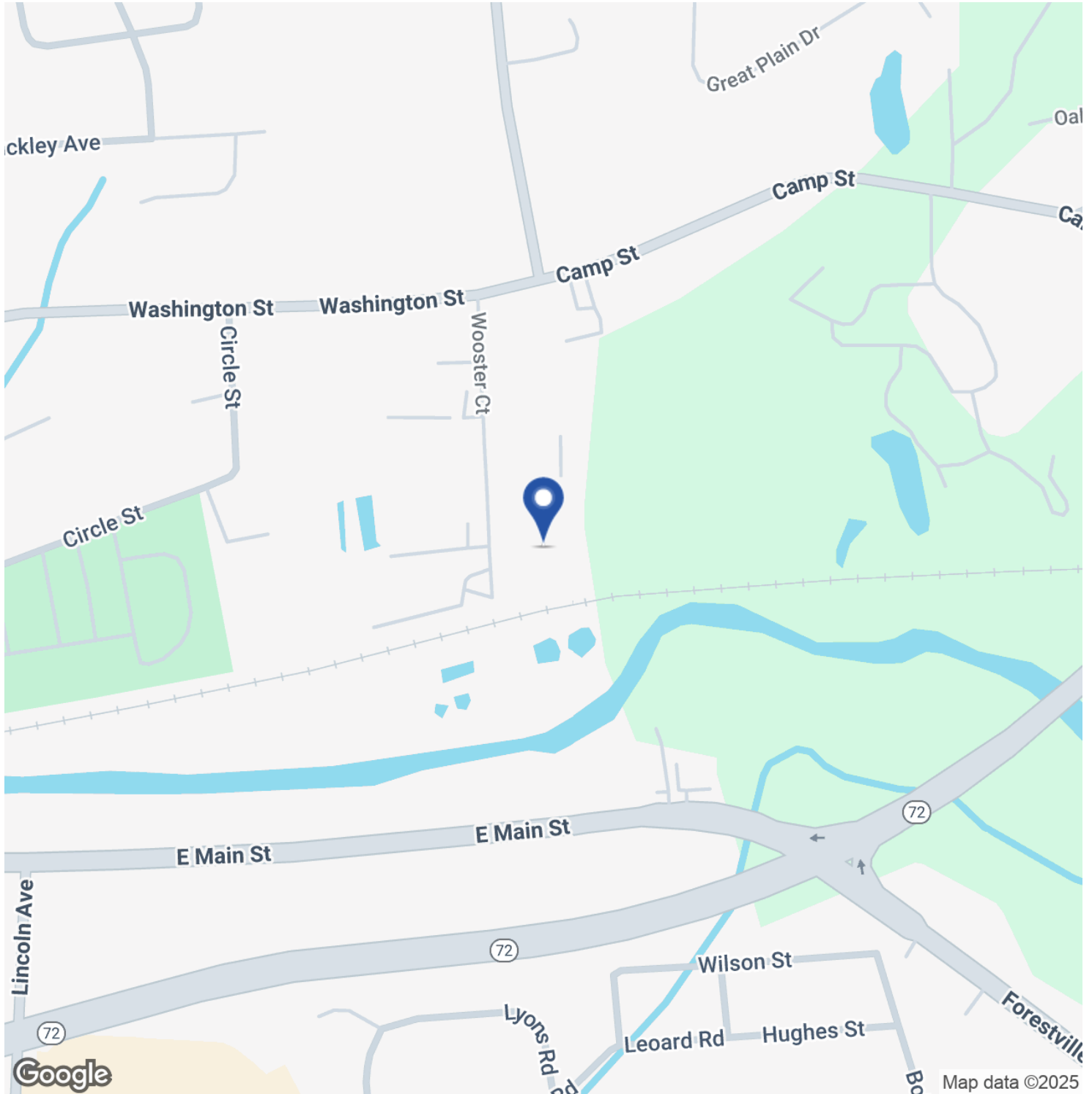
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

10,835 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010

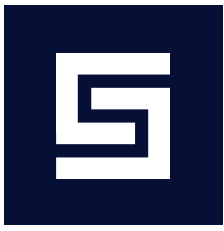


DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

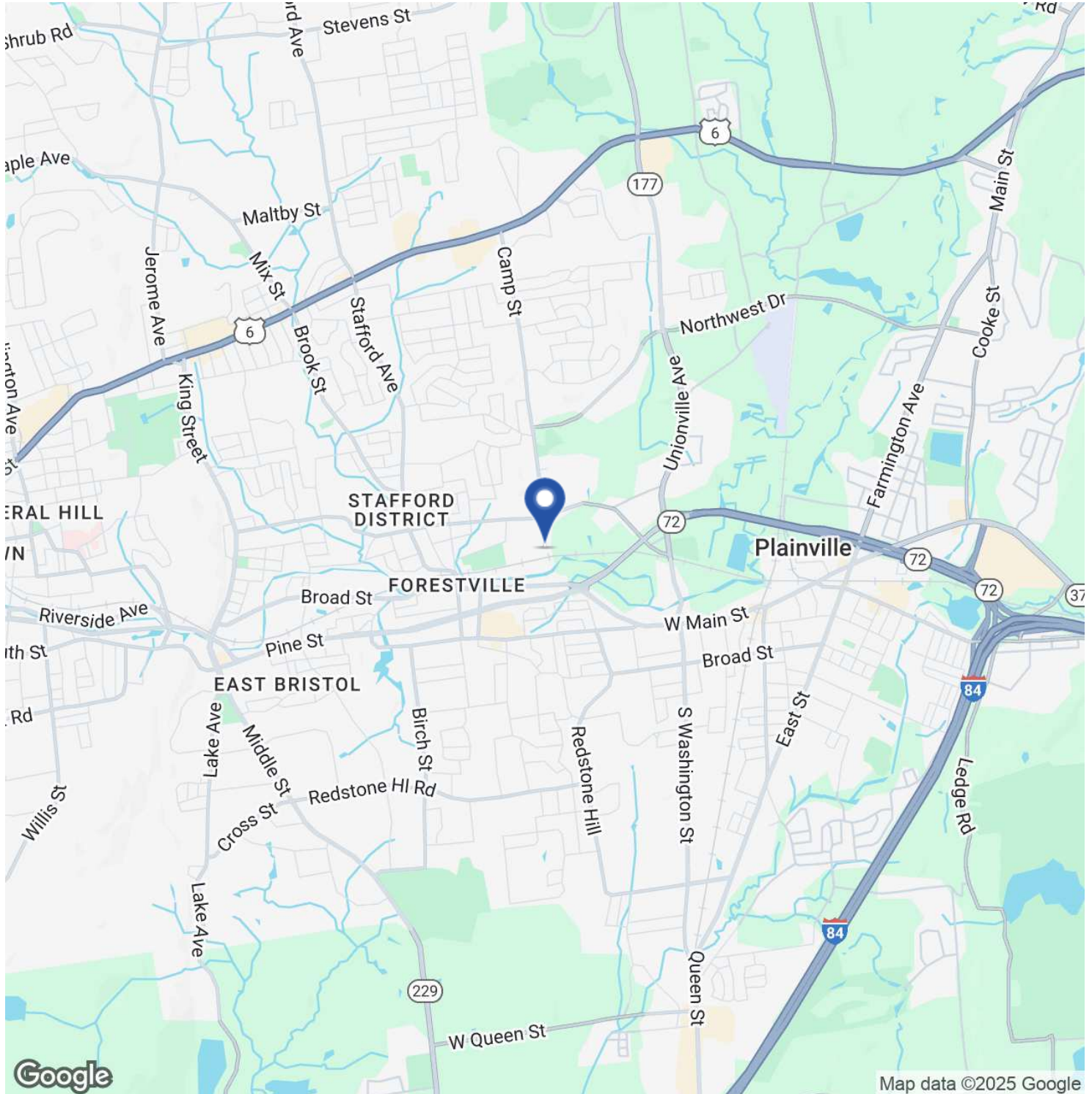
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

10,835 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010

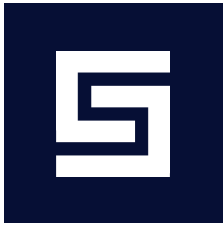


DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

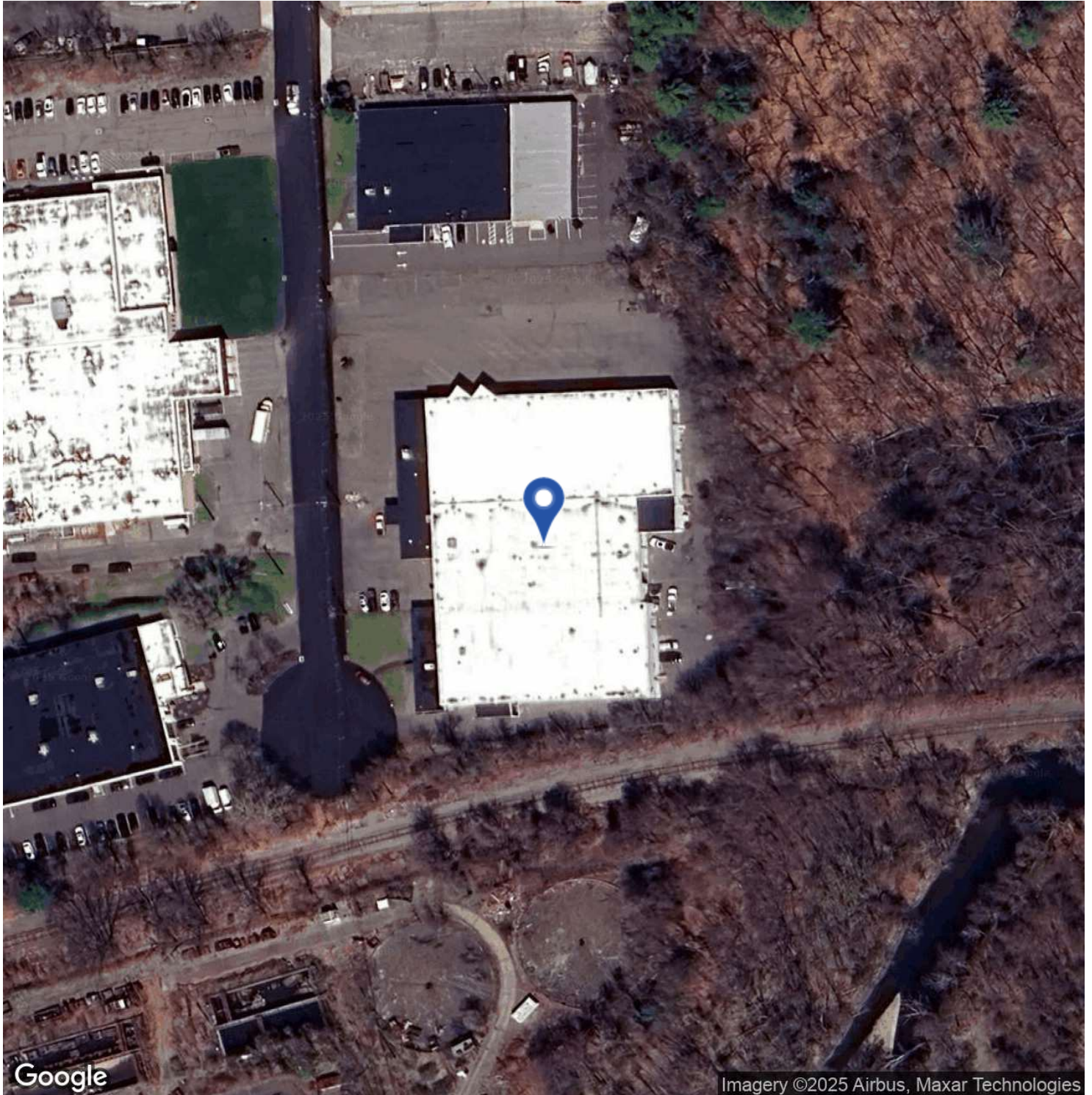
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

10,835 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010

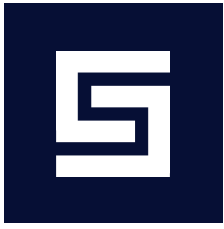


DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

10,835 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010



DAVID MURDOCK

Director, Industrial Brokerage

murdock@sentrycommercial.com

Cell: 860.983.0029

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.