



FOR LEASE

10,835 SQUARE FOOT INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com

S SENTRY
COMMERCIAL



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
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PROPERTY HIGHLIGHTS

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

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\$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



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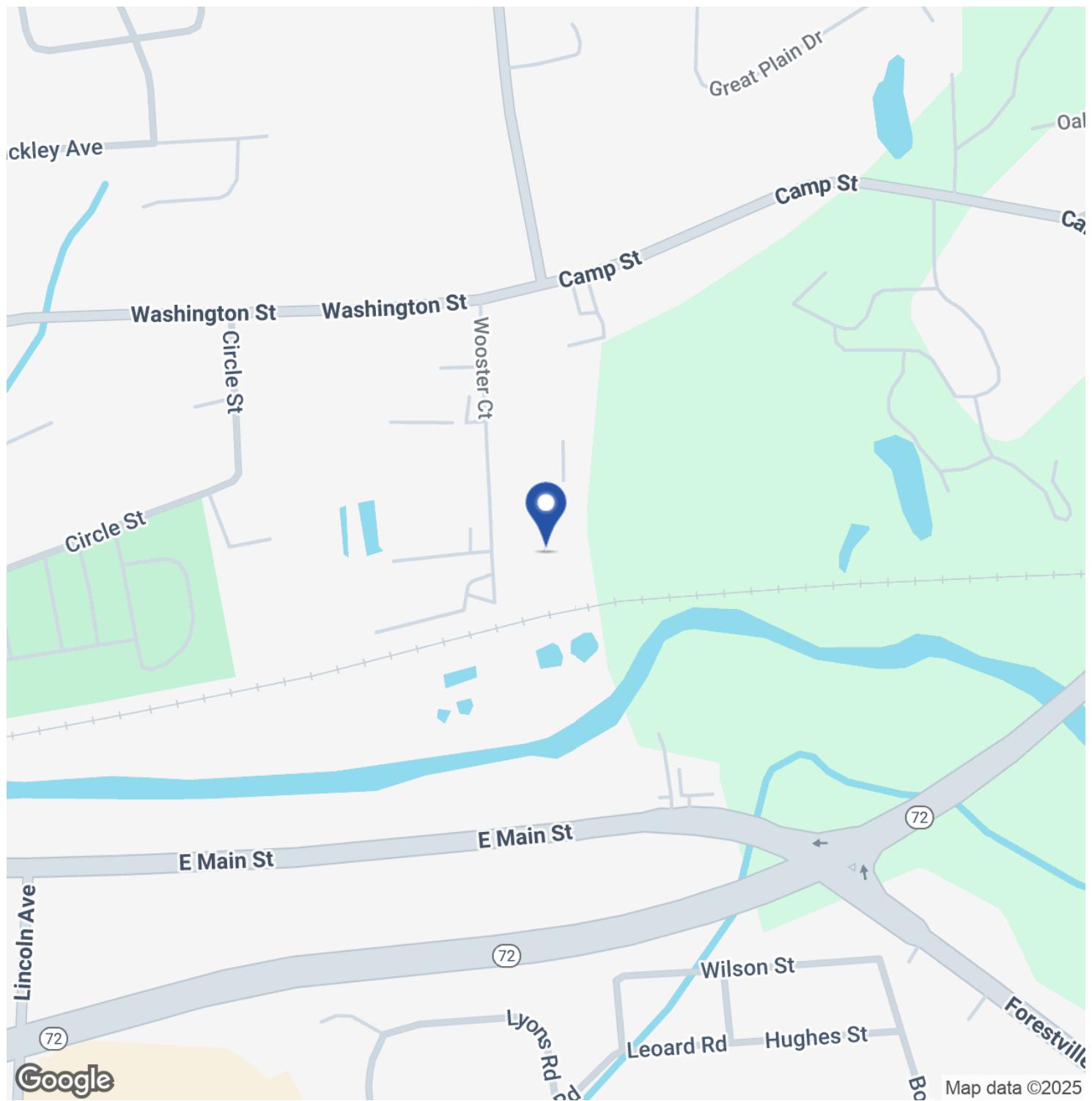




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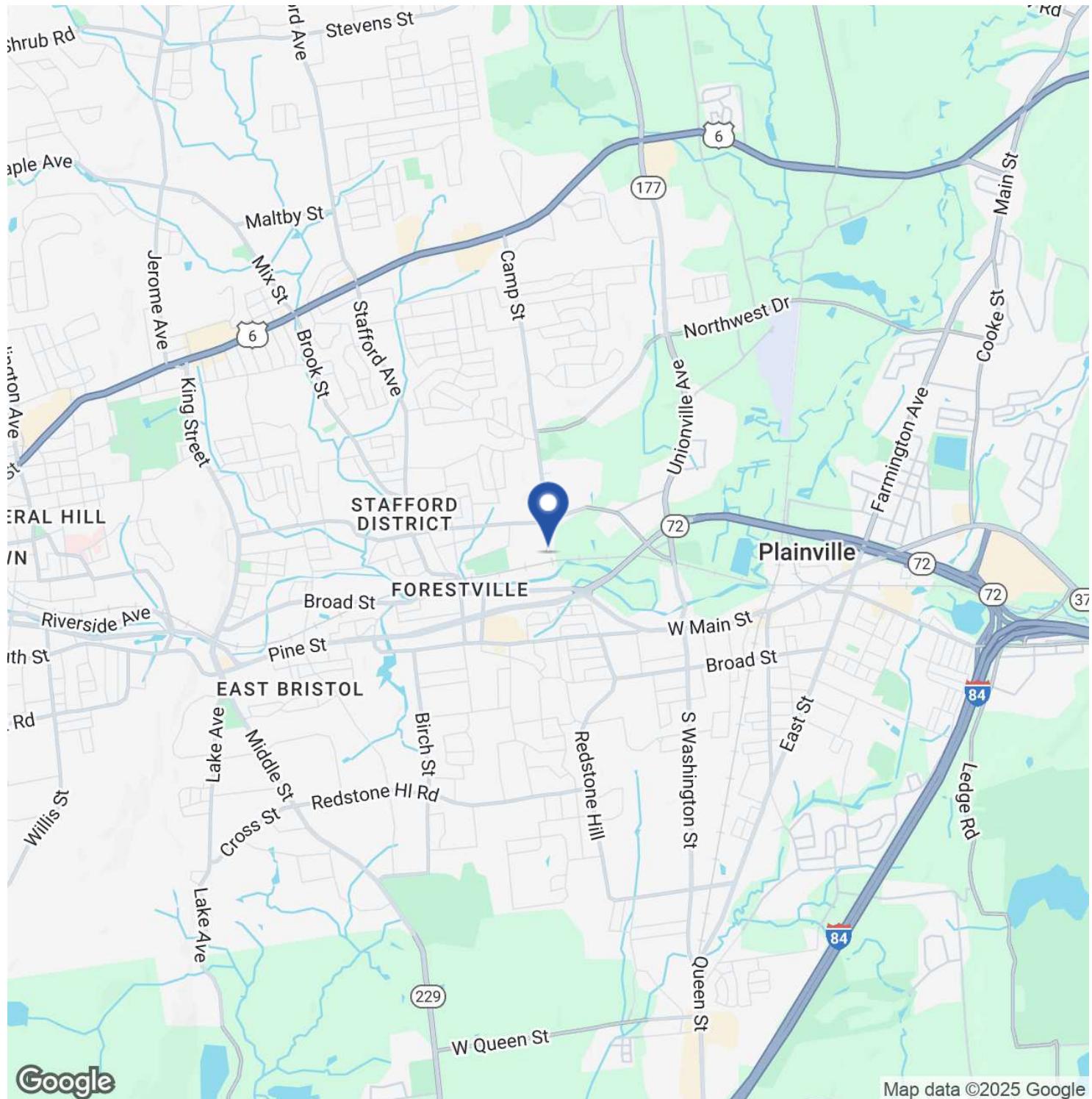
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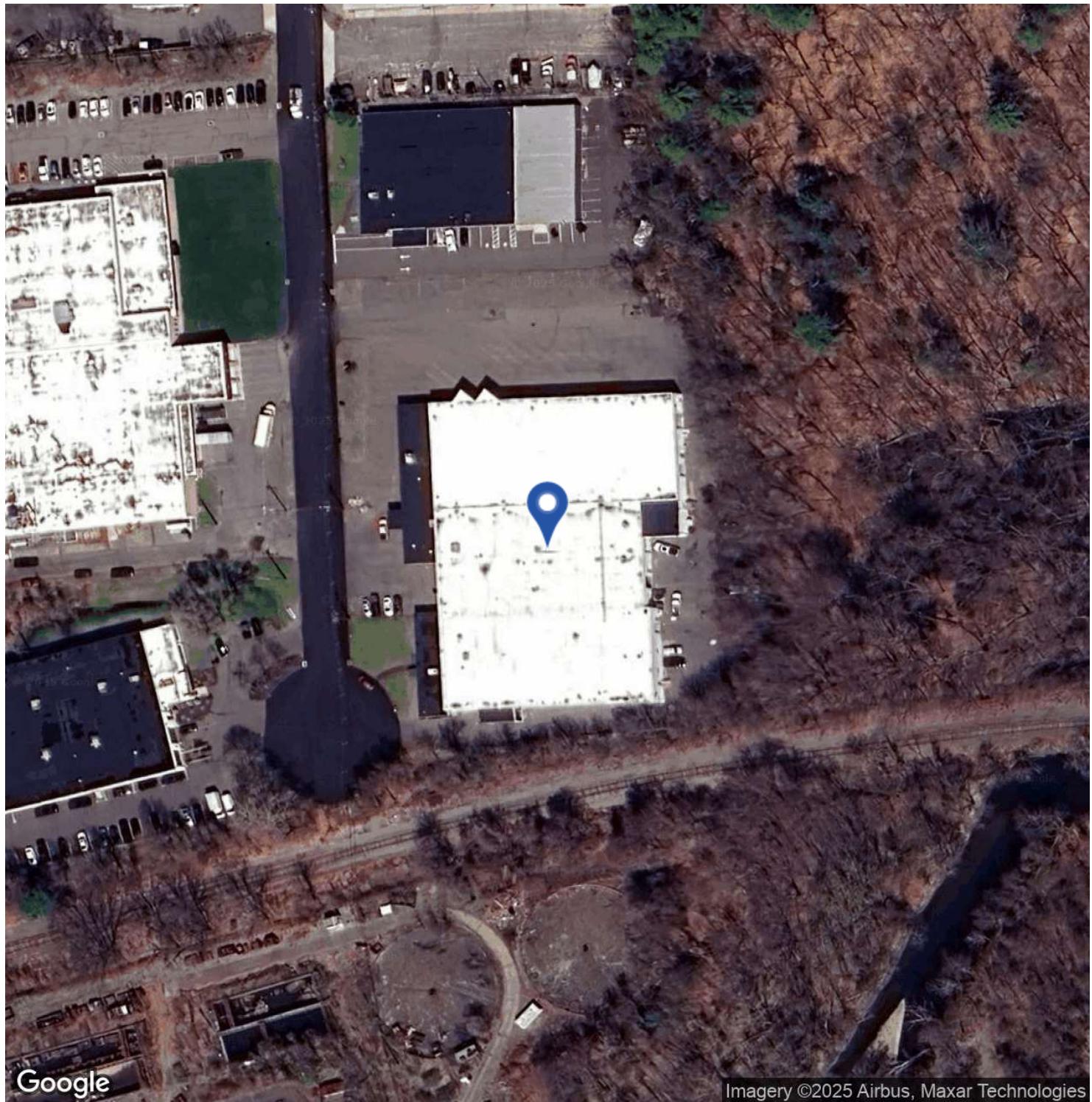
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