

32,481 SF MODERN INDUSTRIAL SPACE

# BRISTOL

## LOGISTICS CENTER

780 JAMES P. CASEY ROAD | BRISTOL, CT





# BRISTOL

## LOGISTICS CENTER

**Bristol Logistics Center** is a 1,138,144 SF modern industrial facility on an active rail line located at 780 James P. Casey Road in Bristol, CT.

The property is currently leased to several major tenants including Holsim, Arett Sales, and ClarkDietrich.

Under the direction of a new proactive ownership group, Treetop Companies, repositioned building spaces and ground up development opportunities are being created at the property.



# PROPERTY SPECIFICATIONS

**BUILDING SIZE**  
1,138,144 SF

**AVAILABLE SIZE**  
32,481 SF

**ASKING RENT**  
\$5.85 NNN

<b>Year Built</b>	1967 A number of recent facility and property upgrades have been installed	<b>Loading</b>	(1) 14' h x 16' w DI door; Additional loading possible
<b>Lot Size</b>	179 Acres	<b>Rail</b>	Pam Am Rail; 3 active spurs on the property
<b>Office</b>	1,822 SF; Or alternative configurations can be BTS for a given Tenant's needs	<b>Gas</b>	Eversource, 8" line
<b>Office Description</b>	Office & employee support space to be built to suit a future tenant's needs	<b>Water</b>	City - 16" line
<b>Dimensions</b>	268' 3" x 122'	<b>Sewer</b>	City - 8" & 12" lines
<b>Ceiling Heights</b>	16' clear to steel truss; 21'10" to steel deck	<b>Power</b>	Eversource - 100 Amp, 480 V, 3 Phase; can be upgraded
<b>Column Spacing</b>	40' x 45'	<b>Heat</b>	Gas - To suit a future tenant's needs
<b>Columns / Ceiling</b>	Steel H; Steel Truss	<b>Air Conditioning</b>	Offices only
<b>Floors</b>	6" Reinforced Concrete	<b>Sprinklers</b>	100%
<b>Walls / Roof</b>	Precast concrete to 8'; Insulated metal to roofline; EDPM membrane	<b>Parking</b>	Ample on-site parking
<b>Lighting</b>	LED fixtures	<b>Last Use</b>	Multi-tenant manufacturing & distribution
		<b>2023 OpEx</b>	\$1.85 PSF

## LEASING CONTACTS

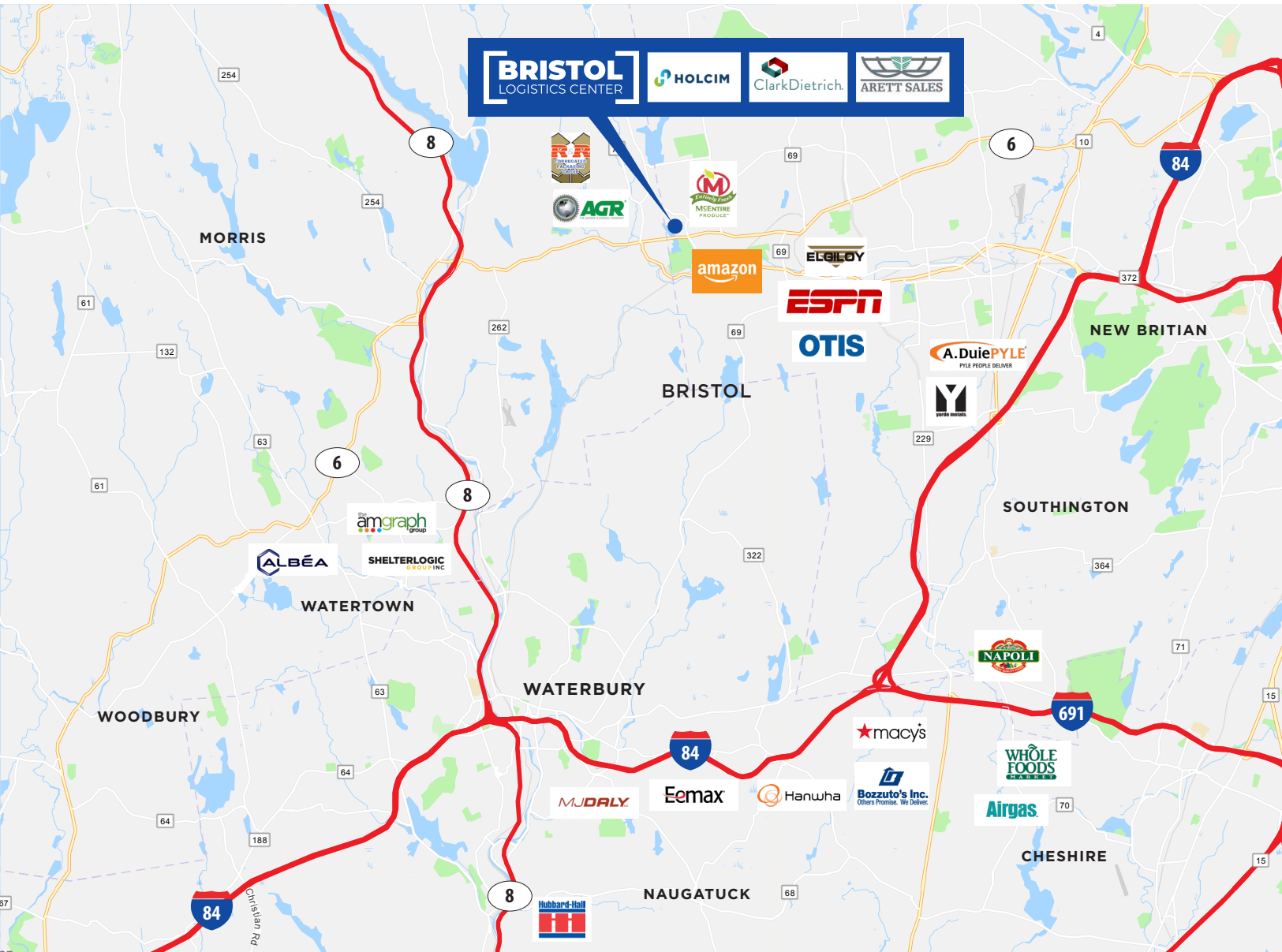
**ART ROSS, SIOR**

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**BRADLEY SOULES**

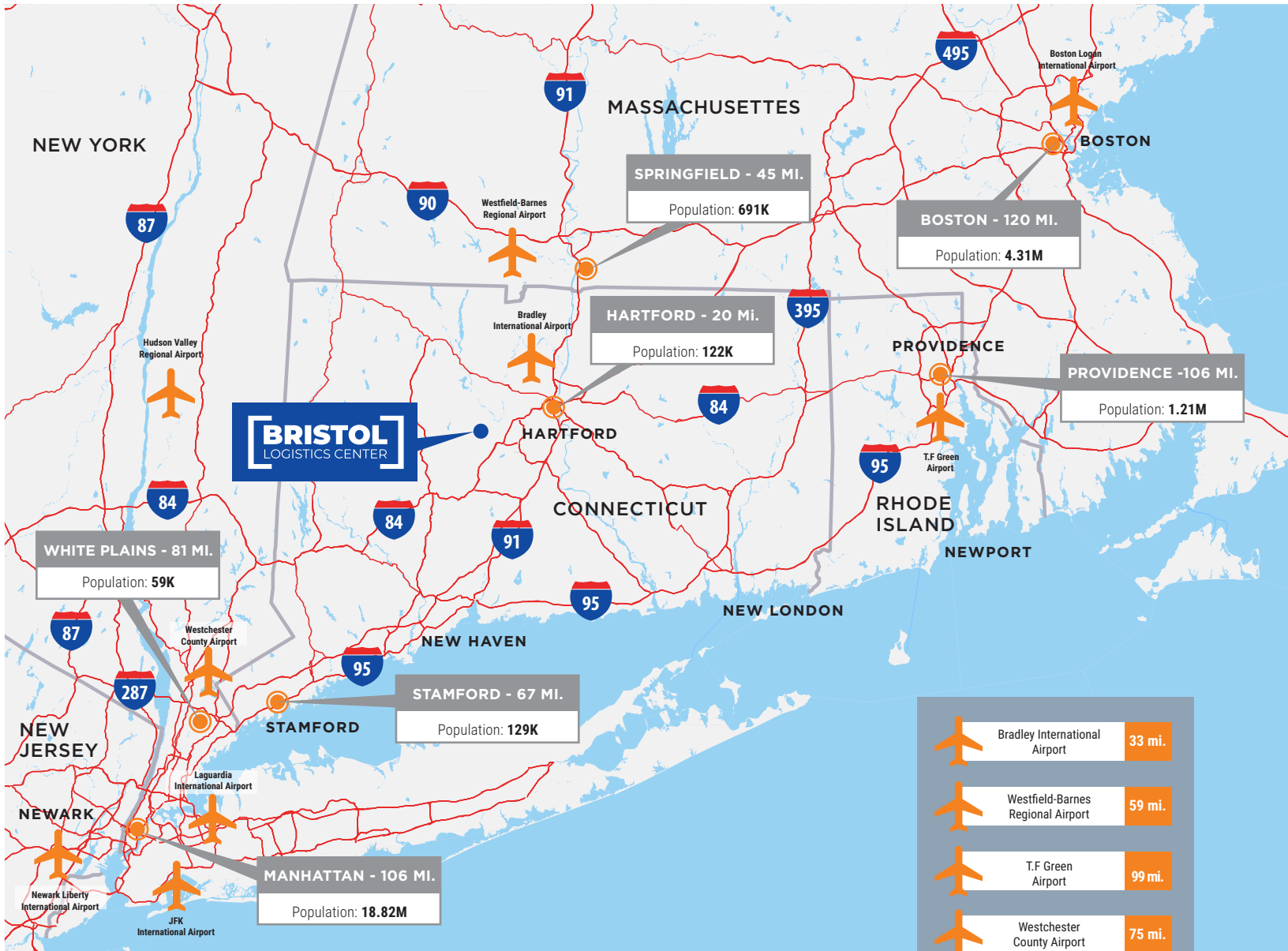
Managing Director  
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## CENTRAL CONNECTICUT'S PROVEN INDUSTRIAL MARKET

- Bristol sub-market is in the heart of Hartford's strong industrial market.
- Close proximity to Bradley International Airport, I-84, Route 8, I-91, I-95, and I-691.
- Corporate neighbors include Holcim, ClarkDietrich, Arett Sales, AGR - The Arthur G. Russell Company, McEntire Co Inc., R&R Corrugated Packaging Group, Elgiloy Specialty Metals, ESPN, Amazon, Otis Elevator, Yarde Metals, Macy's Logistics, Bozzuto's Inc, Whole Foods Distribution Center, Airgas, Napoli Foods, Inc., Hanwha Aerospace, Eemax, M J Daly, LLC and Hubbard - Hall Inc. and A. Duie Pyle, Inc.



	Bradley International Airport	33 mi.
	Westfield-Barnes Regional Airport	59 mi.
	T.F. Green Airport	99 mi.
	Westchester County Airport	75 mi.
	Hudson Valley Regional Airport	76 mi.
	Boston Logan International Airport	123 mi.
	Laguardia International Airport	99 mi.
	JFK International Airport	105 mi.
	Newark International Airport	119 mi.

# BRISTOL'S EXTENDED SERVICE AREA

## DISTRIBUTION CAPABILITIES THROUGHOUT THE REGION

Nearly **23 million** people can be reached within 100 miles of 780 James P. Casey Road, representing **38.4%** of the Northeastern United States' population.



**Modern  
Industrial Space**

**Ceiling Height:  
16' – 21'10"**

**Located on Active  
Rail Line**

## 2023 DEMOGRAPHICS SUMMARY

<b>DRIVING RANGE</b>	<b>TOTAL POPULATION</b>	<b>TOTAL HOUSEHOLDS</b>	<b>MEDIAN HOUSEHOLD INCOME</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
5 miles	80,491	33,683	\$77,299	\$102,858
10 miles	320,523	129,280	\$77,026	\$108,455
25 miles	1,549,578	624,275	\$78,422	\$112,152

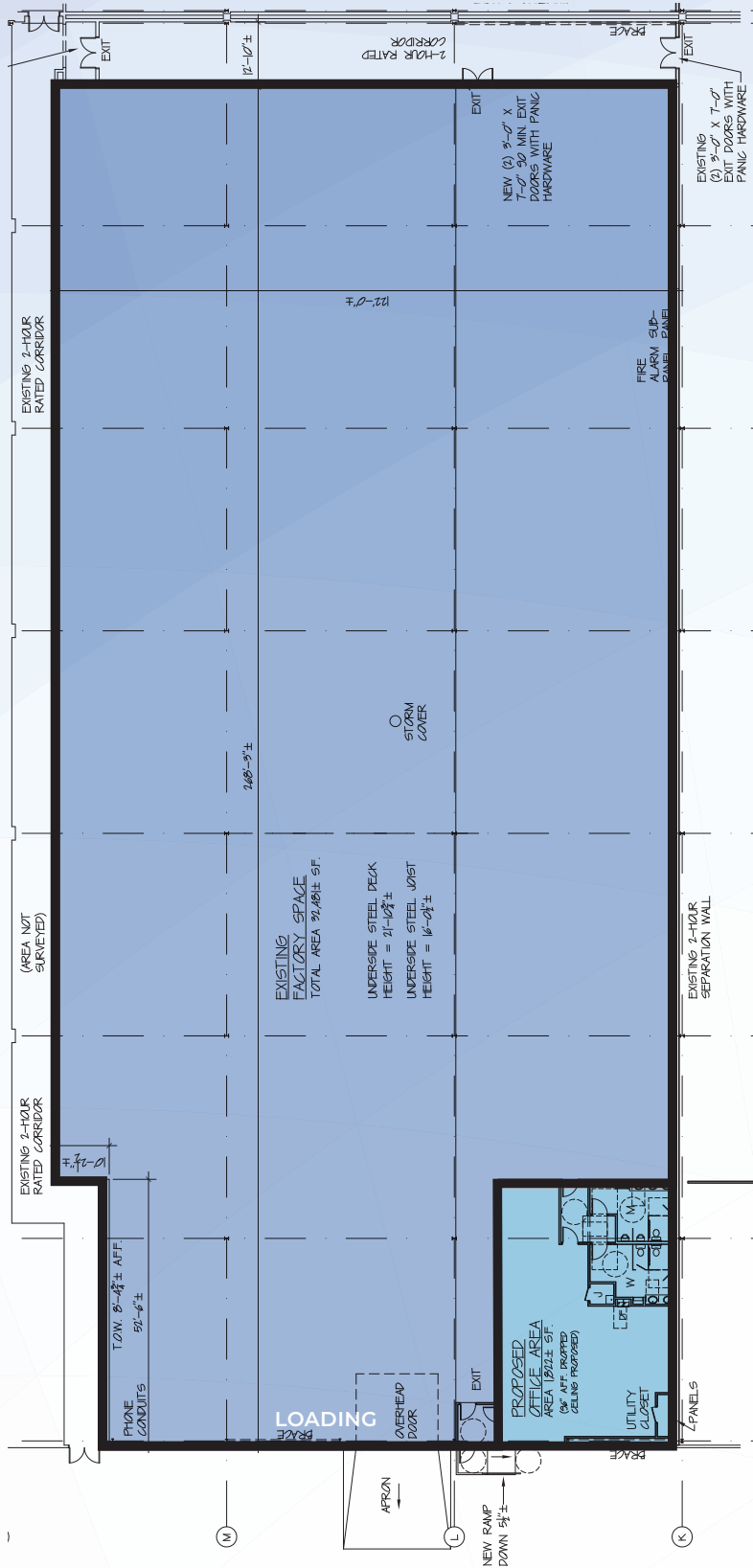


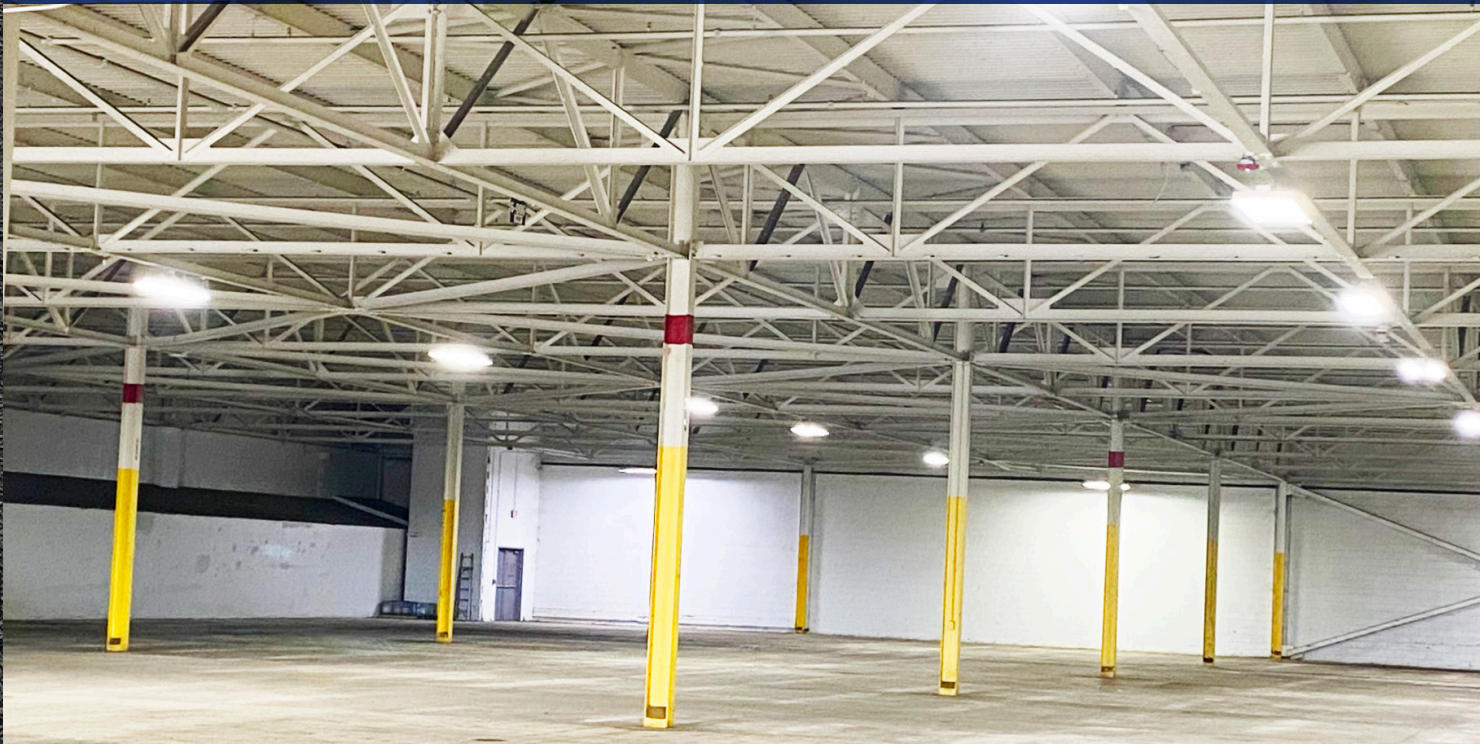
# FLOOR PLAN



WAREHOUSE - **32,481 SF**

PROPOSED OFFICE - **1,822 SF**





# TREETOP COMPANIES

## About Treetop Companies

Treetop Development is a multi-faceted real estate investment firm focused on value-add repositioning, investments, and ground up development.

Treetop's industrial portfolio consists of assets in growing communities, intended to help businesses thrive.

**For more information, please visit [www.treetopcompanies.com](http://www.treetopcompanies.com)**

# NEWMARK

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