



FOR LEASE

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*70 Enterprise Drive
Bristol, CT 06010*

+/- 17,000 S/F Industrial Space
+/- 2,000 Finished Office and Fully Air Conditioned
Ideal For Manufacturing or Warehouse Operations
Great Business Park Location Minutes to I-84
Offered at \$7.25 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.

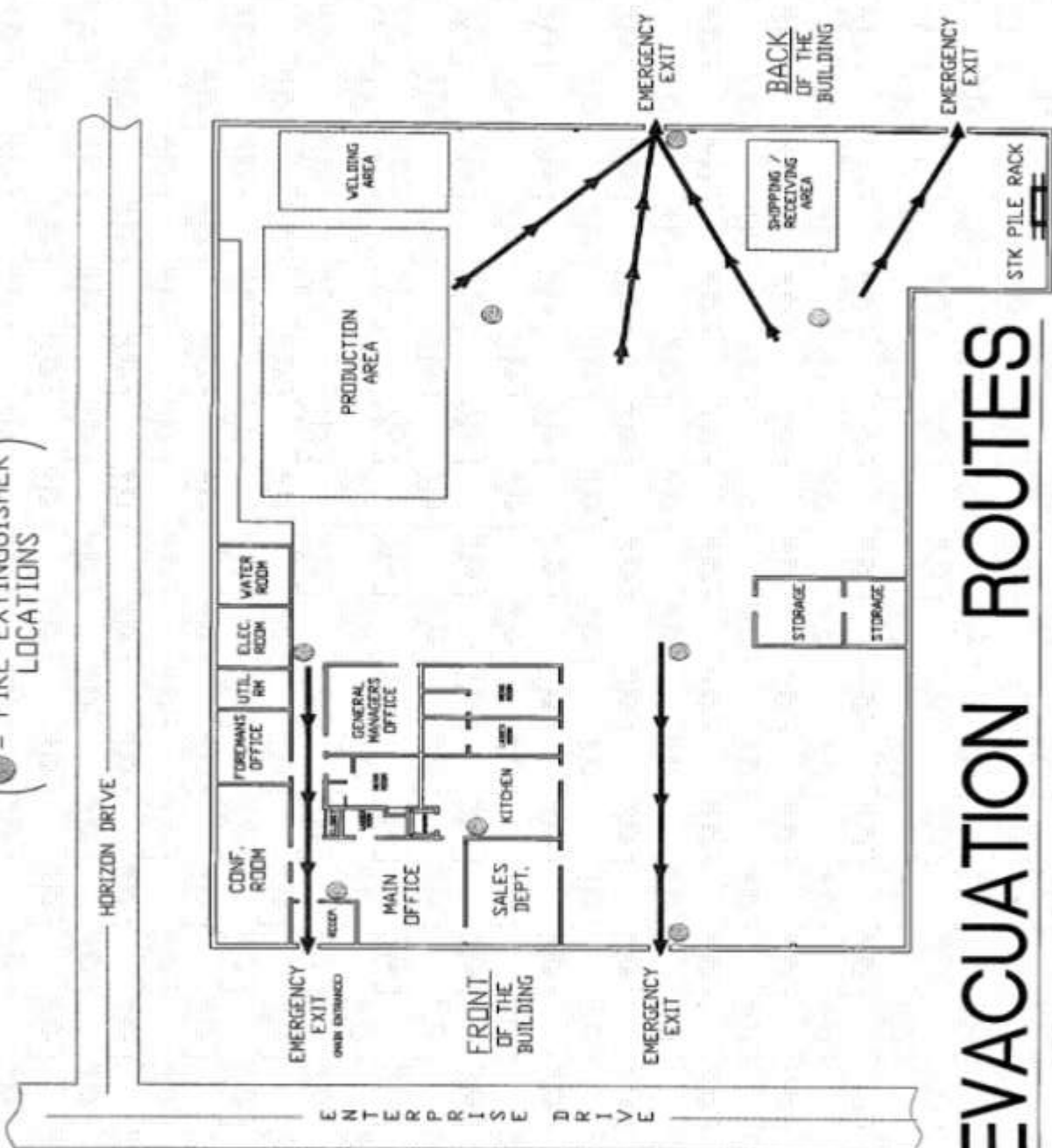
PROPERTY DATA FORM

PROPERTY ADDRESS	70 Enterprise Drive
CITY, STATE	Bristol, CT 06010

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	29,9994	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	Yes / wet
Avail S/F	17,000 +/-	Type of Heat	Gas forced air
Will subdivide to	No	OTHER	
Office Space	2,000	Acres	3.49
Column space	32 x 30	Zoning	IIP-1
Available Docks	1	Parking	114
Avail. overhead	1	Interstate Distance	I-84 / 3
Ext. Construction	Brick / masonry	.	
Ceiling Height	15'	TAXES	
Roof	Rubber	Assessment	\$1,192,730.00
Date Built	1989	Appraisal	\$1,703,900.00
UTILITIES	Buyer/ Tenant to Verify	Mill Rate	30.35
Sewer	City	Taxes	\$36,199.35
Water	City	TERMS	
Gas	Yes	Lease Rate	\$7.25 NNN
Electrical	1,600 amps/ 3 phase/ 240 volts		



(●) = FIRE EXTINGUISHER LOCATIONS



EVACUATION ROUTES

ALL PERSONNEL TO MEET ACROSS THE STREET AT "VERNATHERM" SIGN



