

FOR SALE/LEASE



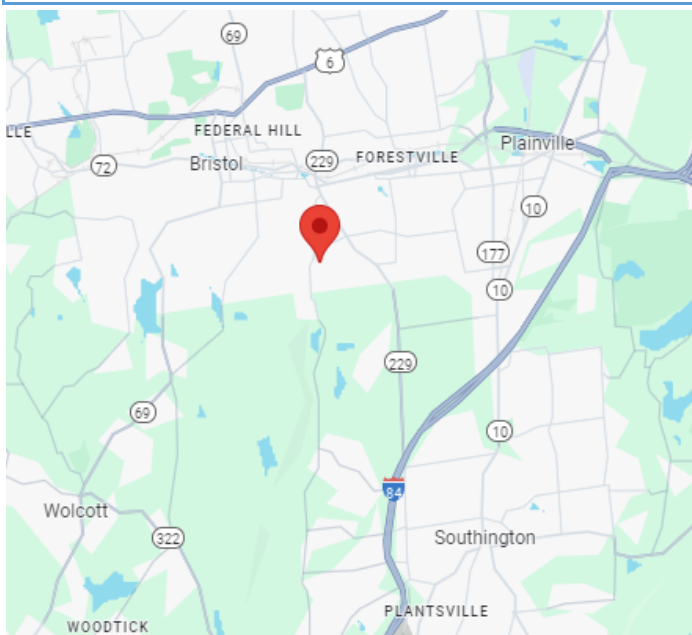
***30 Cross Street
Bristol, CT 06010***

**Rare Freestanding 10,600 S/F Building on 2.7 Acres
18' Ceilings, Fully Air Conditioned, Heavy Power
One Dock High Door & Two Large Overhead Doors
Great Location Minutes to I-84
*Lease Rate \$8.75 NNN
Offered at \$1,195,000.00***



PROPERTY DATA FORM

PROPERTY ADDRESS		30 Cross Street	
CITY, STATE		Bristol, CT 06010	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,600 +/-	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	10,600 +/-	Type of Heat	Gas
Office Space	1,500 +/-	OTHER	
Docks / Overhead Doors	1 / 2	Acres	2.69
Column Space	30 x 40	Zoning	Indus IP-3
Ext. Construction	Concrete Block	Parking	+25
Total/Avail SF Mezz	1,000 +/-	State Route / Distance To...	4 mi to I-84
Ceiling Height	18'	TAXES	
Roof	Rubber	Assessment	\$487,340.00
Date Built	1980	Appraisal	\$696,200.00
UTILITIES		Mill Rate	30.35
Sewer	Yes	Taxes	\$14,790.77
Water	Yes	TERMS	
Gas	Yes	Lease	\$8.75 NNN
Electrical	800 Amps /480 v /3 phase	Sale	\$1,195,000.00



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.



LOT 15
ZONE R-15

LOT 13
ZONE R-15

LOT 14
ZONE R-15

LOT 16
ZONE R-15

LOT 17
ZONE R-15

LOT 18
ZONE R-15

LOT 6
ZONE R-1

LOT 13-1
2.70 ACRES

EXISTING BUILDING
10,000 S.F.
(ZONE R-1)

EXISTING BUILDING
10,000 S.F.
(ZONE R-1)

EXISTING BUILDING
10,000 S.F.
(ZONE R-1)

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10,000 S.F.
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10,000 S.F.
(ZONE R-1)

EXISTING BUILDING
10,000 S.F.
(ZONE R-1)

- SURVEY NOTES:**
1. This map was prepared pursuant to the Application of Connecticut State Engineers and Land Surveyors for the purpose of recording the Survey and showing the location of the proposed project.
 2. The map was prepared by the Surveyors and is subject to the Connecticut Department of Transportation's approval.
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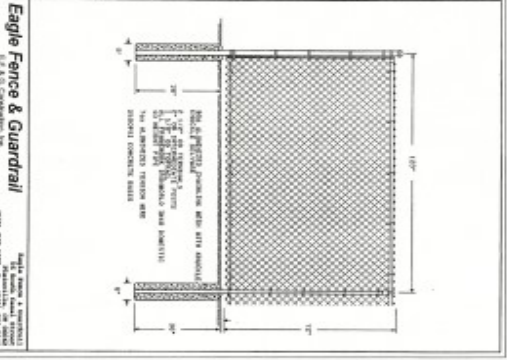
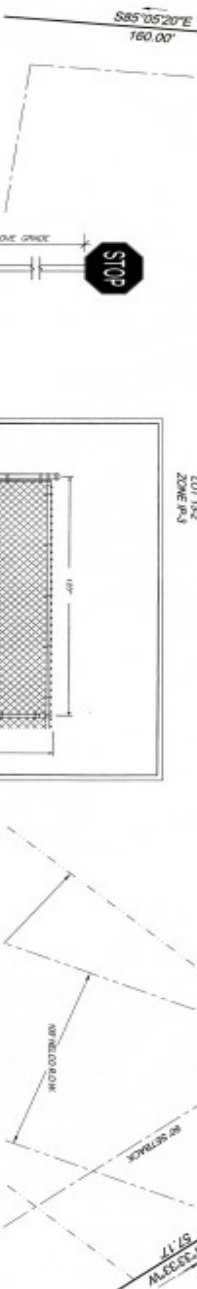
- MAP REVISIONS:**
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SITE LOCATION MAP
SCALE: 1" = 500'



CROSS STREET



PARKING REQUIREMENTS TABLE

DOGS DAYCARE BOARDING, TRAINING, NUTRITION & RETAIL & COMMERCIAL KENNELS (MAXIMUM 2 EMPLOYEES AT ANY TIME)	REQUIRED	EXISTING
	AS PER COMMISSION	22 SPACES
TOTAL	= 22 SPACES	22 SPACES
		21 STANDARD
		1 HANDICAP*

ZONING TABLE (ZONE R-15)

	REQUIRED	EXISTING
MINIMUM LOT AREA	3 ACRES	2.7 ACRES
MINIMUM LOT WIDTH	250 FT	250.0 FT
MINIMUM FRONT YARD CITY STREET	60 FT	158 FT
MINIMUM SIDE YARD	25 FT	198 FT
MINIMUM FRONT YARD	75 FT	128 FT
MINIMUM SIDE YARD	25 FT	238 FT
MINIMUM FRONT YARD	75 FT	302 FT
MINIMUM SIDE YARD	25 FT	48 FT
MINIMUM REAR YARD	25 FT	48 FT
MINIMUM BUILDING HEIGHT	30'	30'
MINIMUM FLOOR AREA	30%	30%

NOTE: SITE EXISTING SHALL BE PRESERVED TO PREVENT EXISTING TREES FROM BEING REMOVED AND TO MAINTAIN EXISTING TREES.

APPROVALS:

Special Permit for Domestic Animal Day Care Facility and Commercial Kennels
Application #22498, Approved on May 10, 2017.
Site Plan for Domestic Animal Day Care Facility and Commercial Kennels
Application #22500, Approved on May 10, 2017.

SITE PLAN FOR "WOOF PACK"
Lot 13-1
Cross Street
Bristol, Connecticut
March 11, 2017

R. R. HILTBRAND ENGINEERS AND SURVEYORS
250 NORTH MAIN STREET, BRISTOL, CONNECTICUT 06033 (860) 682-4646
171 WOODLIF 13 CROSS STREET, BRISTOL, CONNECTICUT 06033 (860) 682-4646



STOP SIGN (31-0532) AND POST SIGN DETAIL

Eagle Fence & Guardrail

NOTICE: THIS SITE PLAN IS THE PROPERTY OF R. R. HILTBRAND ENGINEERS AND SURVEYORS. IT IS TO BE USED ONLY FOR THE PROJECT AND LOT DESCRIBED HEREIN. ANY REUSE OR MODIFICATION OF THIS SITE PLAN WITHOUT THE WRITTEN CONSENT OF R. R. HILTBRAND ENGINEERS AND SURVEYORS IS STRICTLY PROHIBITED.

