



Up to 225,000 SF Available | Office/Light Industrial Complex | Abundant Parking

For Lease

383 Middle Street, Bristol, CT

Institutional Quality, 406,665 SF Office/Industrial Complex on 36.9 Acres

 **JLL** SEE A BRIGHTER WAY

383 Middle Street

Bristol, Connecticut

383 Middle Street, Bristol, CT is an institutional quality office/light industrial complex situated on 36.9 acres. The complex features existing flex type office space and distribution/storage space with 14'-16' ceiling heights, efficient column spacing, numerous loading options, heavy power and abundant parking for autos and trailers. The property is also conveniently located just under a mile from Route 72 and 3.3 miles from I-84.

Property specifications

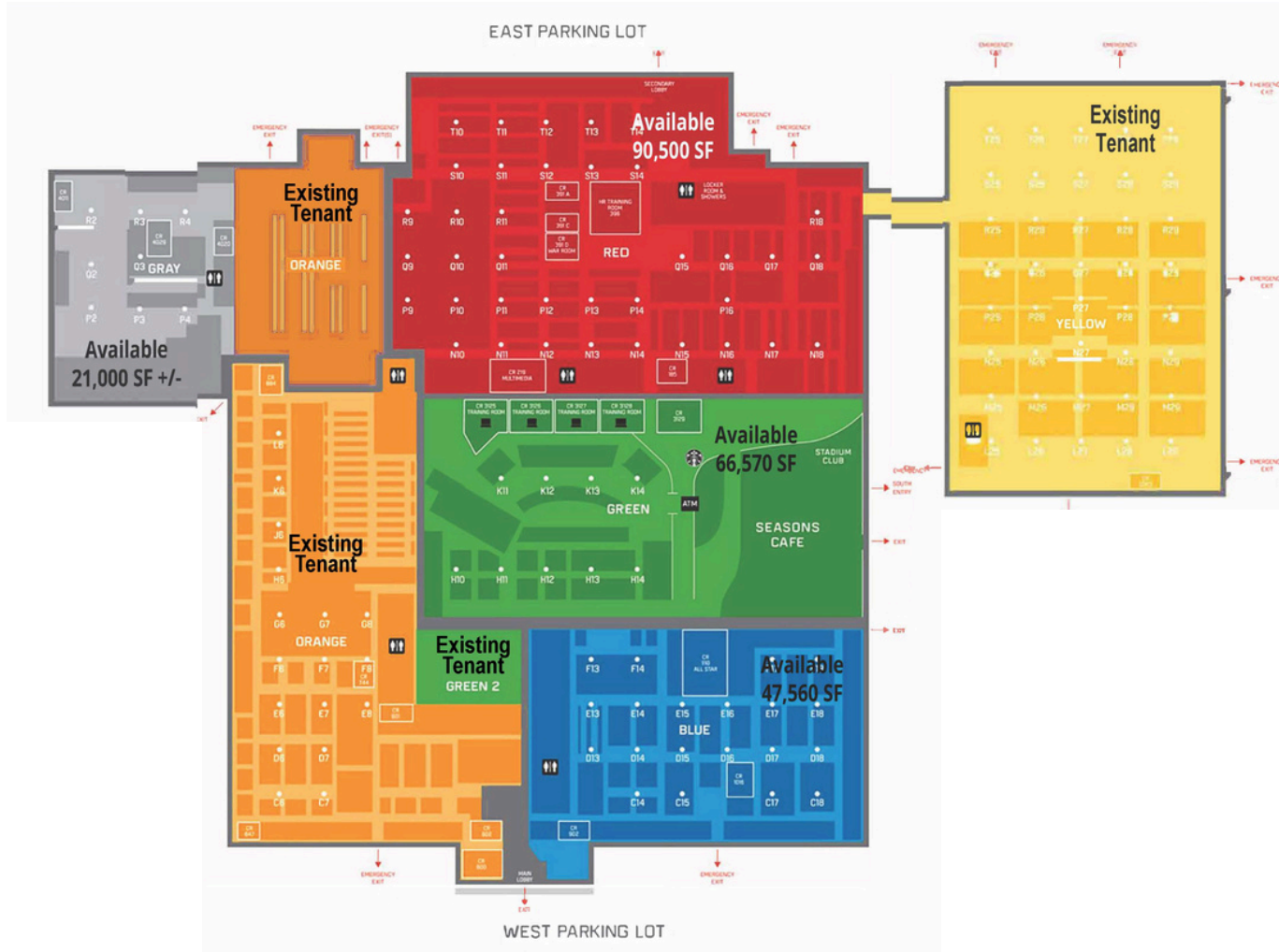
- 406,665 SF on 36.9 acres
- Up to 225,000+ SF available
- Zoned I-P (flexible Industrial Park zoning)
- Built/Renovated in 1960/1974/2004/2023
- Ceiling height of 14'-17' clear
- Numerous existing and future loading options
- 1150 existing auto spaces
- Trailer parking available
- Efficient column spacing
- Heavy power with numerous back-up generators

Advantages and amenities

- Less than one mile from Route 72
- 3.3 miles from I-84 at Exit 31 & 5.0 miles to Exit 33
- Excellent access to labor (Hartford/Waterbury)
- Business friendly municipality

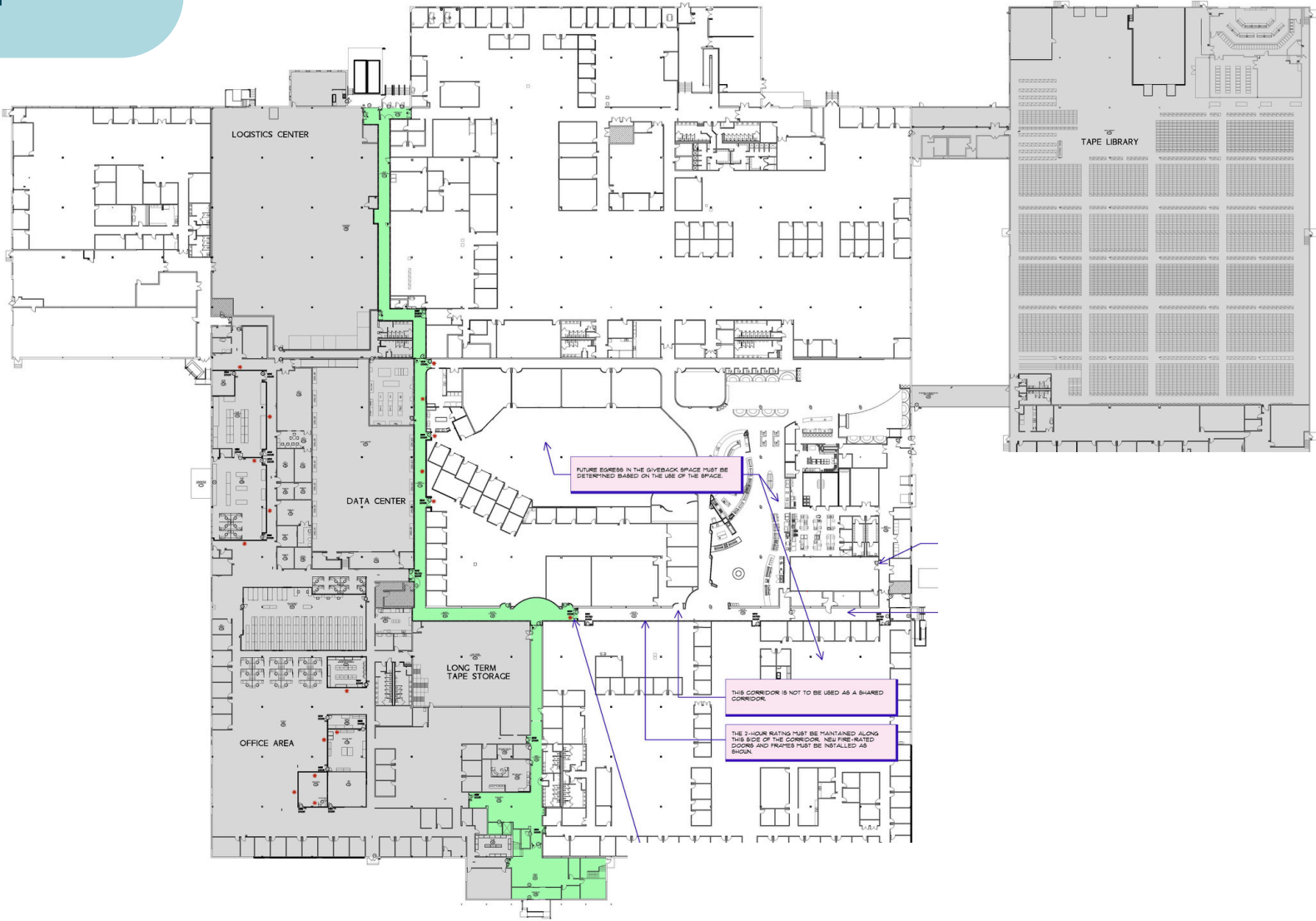


Building Plan

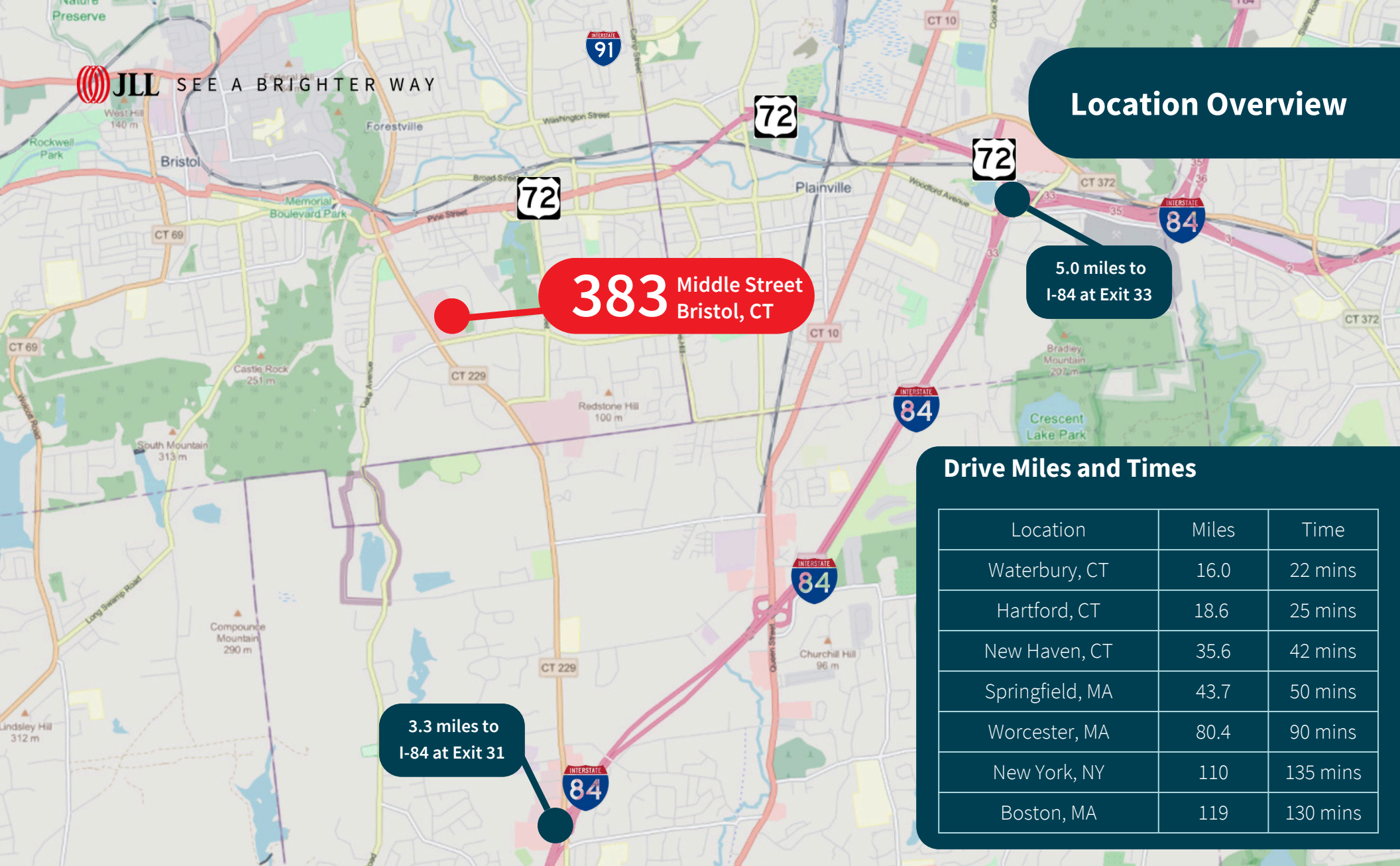


383 Middle Street
Bristol, Connecticut

Building Plan



383 Middle Street
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Location Overview

383 Middle Street
Bristol, CT

5.0 miles to
I-84 at Exit 33

3.3 miles to
I-84 at Exit 31

Drive Miles and Times

Location	Miles	Time
Waterbury, CT	16.0	22 mins
Hartford, CT	18.6	25 mins
New Haven, CT	35.6	42 mins
Springfield, MA	43.7	50 mins
Worcester, MA	80.4	90 mins
New York, NY	110	135 mins
Boston, MA	119	130 mins

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