



Broadcommon Industrial Center

33 Broadcommon Rd
Bristol, Rhode Island 02809

Property Highlights

- Class A Manufacturing Warehouse Space
- 2008 Construction
- High Ceilings
- Clear span units

Property Overview

Modern warehouse and manufacturing facility build in 2008. Currently have 4,647-29,607 (1,800 Mezz office space) SF Available for lease. All spaces have large overhead door access on both ends of each unit. Ceiling heights 16'3" -21' Multiple 1 ton overhead cranes. Ample power and full HVAC in certain spaces.

Offering Summary

Lease Rate:	\$12.50 SF/yr (NNN)
Building Size:	80,000 SF
Available SF:	4,647 - 29,607 SF
Lot Size:	

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	1,023	20,539	125,086
Total Population	2,689	52,339	305,276
Average HH Income	\$90,635	\$84,220	\$66,383

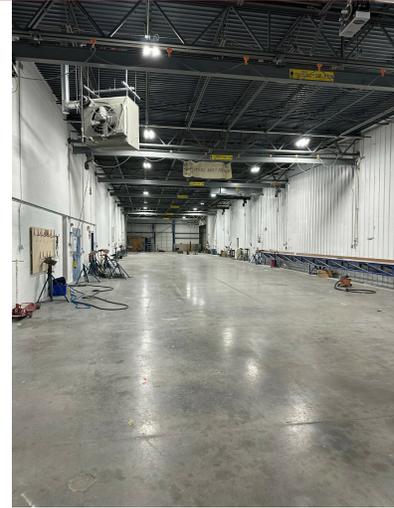
For More Information

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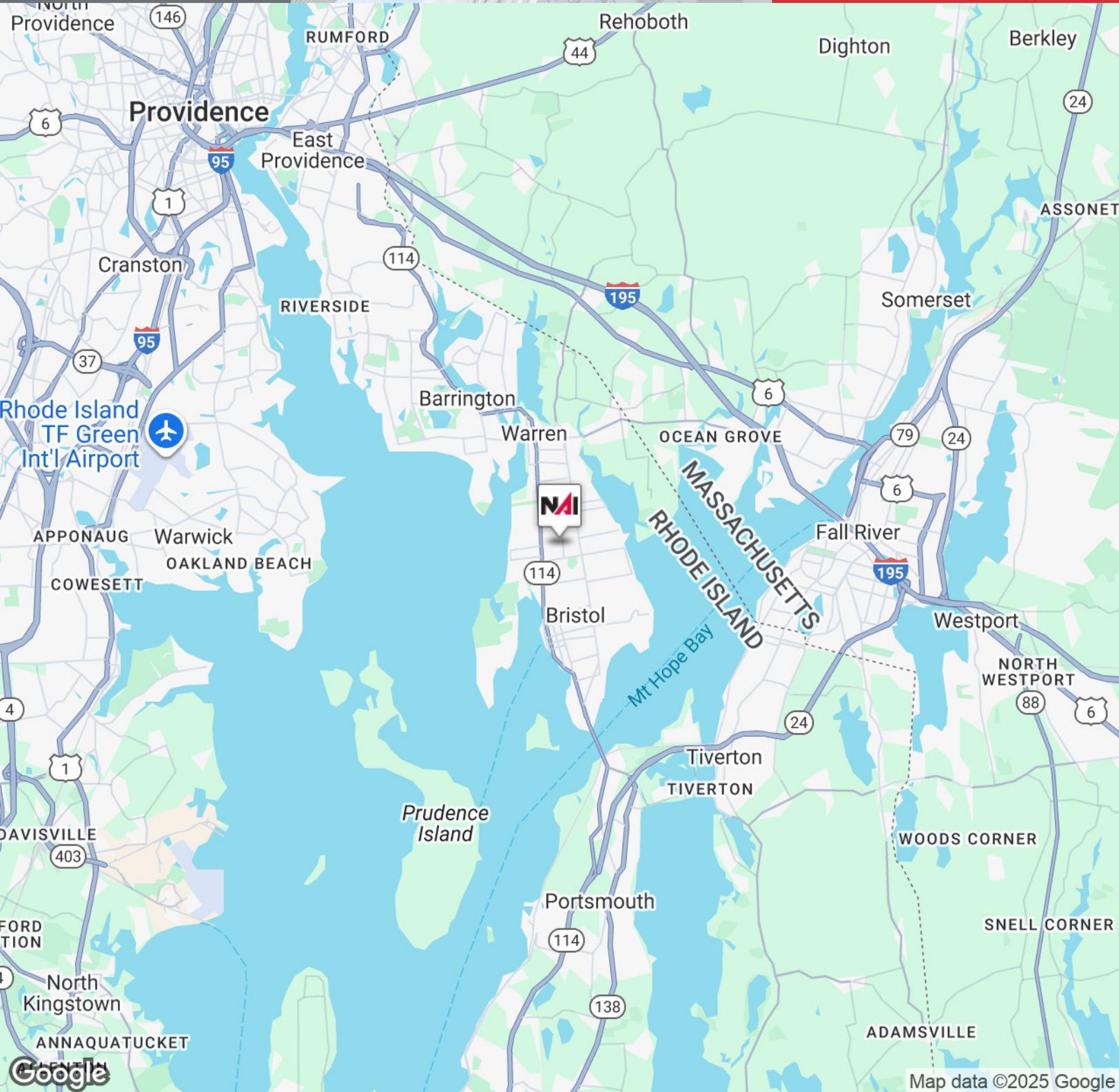
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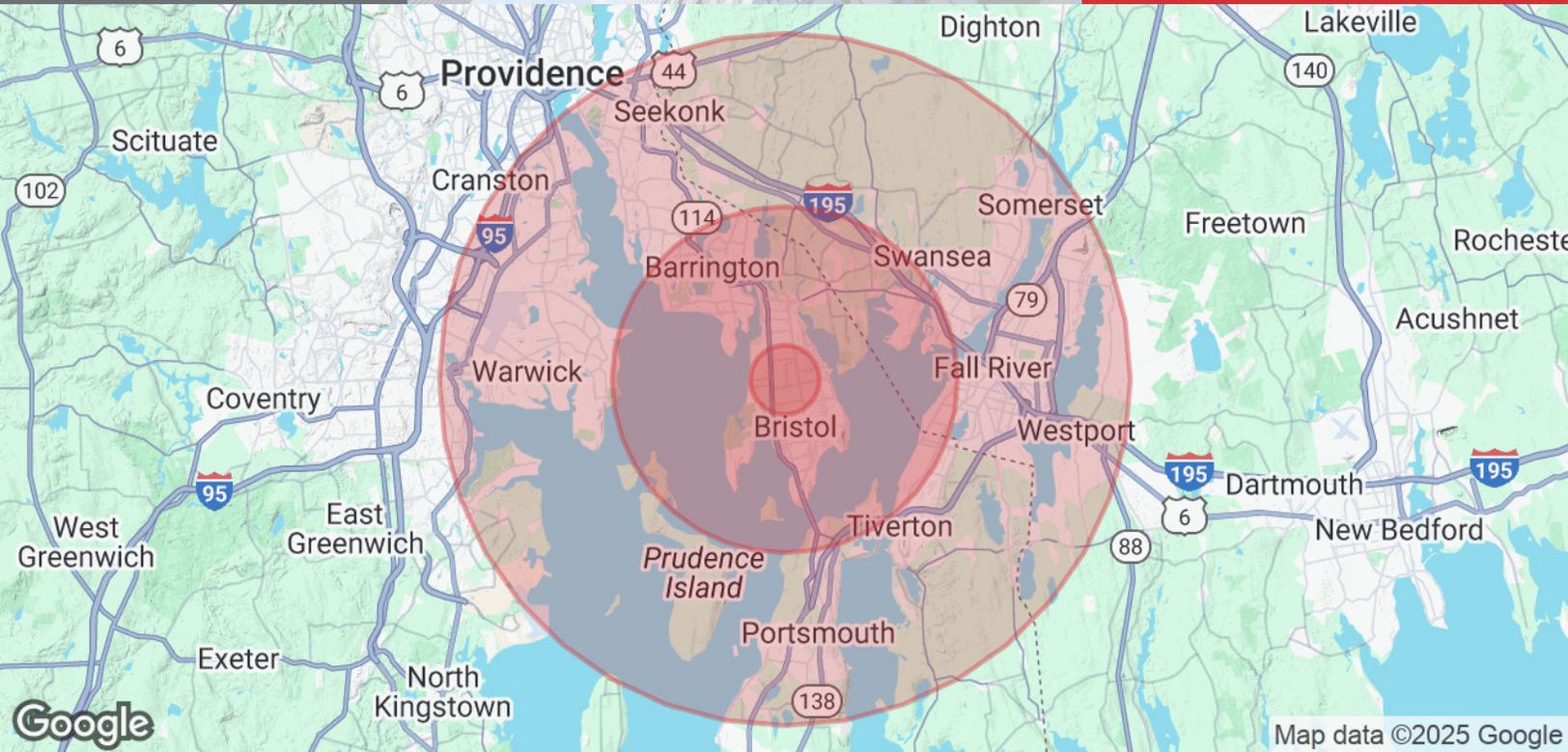
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Population

	1 Mile	5 Miles	10 Miles
Total Population	2,689	52,339	305,276
Average Age	45.0	41.9	41.0
Average Age (Male)	43.3	40.1	39.4
Average Age (Female)	47.4	43.8	42.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,023	20,539	125,086
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$90,635	\$84,220	\$66,383
Average House Value	\$402,224	\$370,356	\$337,562

2020 American Community Survey (ACS)

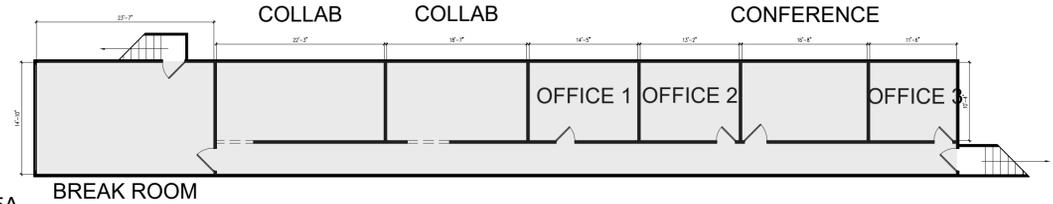
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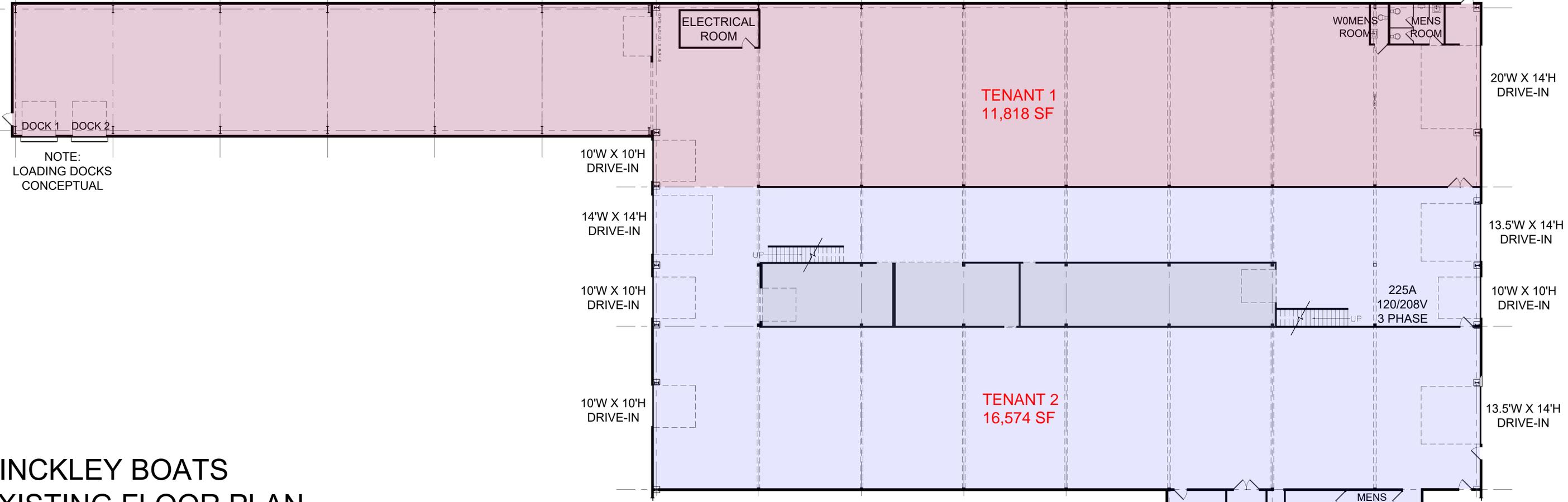
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MEZZANINE



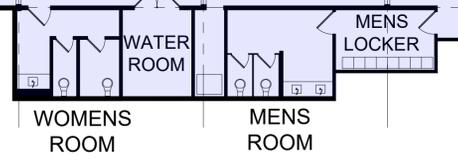
225A 120/208V 3 PHASE
225A 408/277V 3 PHASE
225A 120/208V 3 PHASE
225A 408/277V 3 PHASE



NOTE:
LOADING DOCKS
CONCEPTUAL

MAIN FLOOR

21'-0" TO BOTTOM OF DECK
17'-8" TO BOTTOM OF BAR JOISTS
16'-3" TO BOTTOM OF 1TON CRANES
1 TON CRANE ON BOTTOM OF EVERY BEAM



HINCKLEY BOATS
EXISTING FLOOR PLAN

28,392 SF GROUND FLOOR
1,800 SF MEZZANINE