

110 Halcyon Drive



±57,031 SF Industrial Building For Sale

BRISTOL, CT

110 HALCYON DRIVE BRISTOL, CT

PROPERTY HIGHLIGHTS

- Fully air-conditioned industrial facility with up to **19' ceiling clearance**
- Heavy power with **extensive bus bar** and **compressed air line distribution**
- **4 loading docks** and **1 drive-in door** (expandable)
- Business park setting with nearby amenities – **hotels, restaurants, shopping**
- Building is adjacent to **3-acre lot zoned IP-3** (available separately)



110 HALCYON DRIVE BRISTOL, CT

BUILDING SPECIFICATIONS

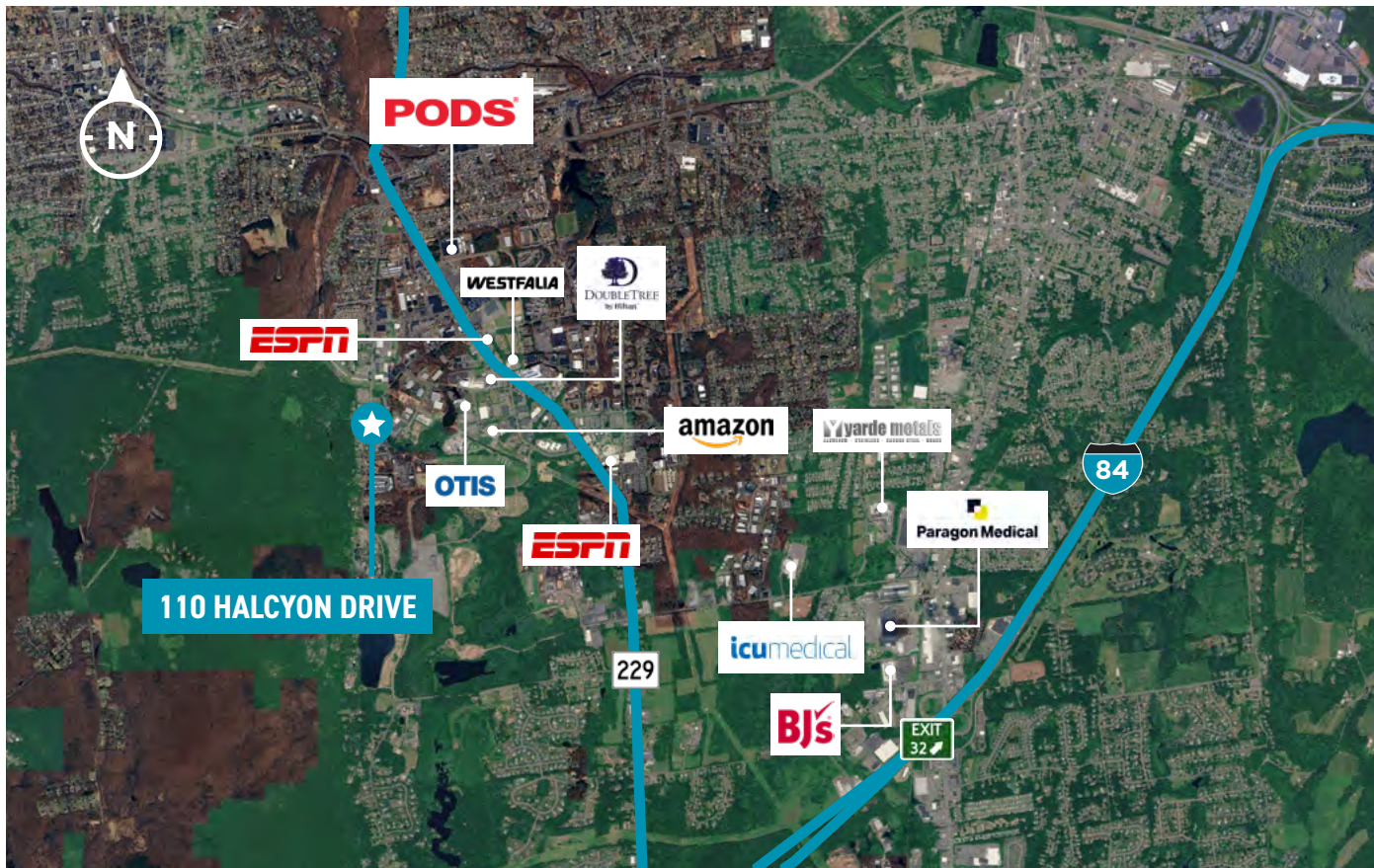
BUILDING SIZE:	±57,031 square feet Office First Level: ±2,480 square feet Office Second Level: ±7,453 square feet Flex Second Level: ±4,500 square feet Industrial: ±42,022 square feet Compressor Room: ±576 square feet
PRIMARY SITE:	5.5-acres
ZONE:	IP-1 (Industrial) 40% Building/80% Lot Coverage
CROSS ROAD LOT:	3.0-acre vacant lot (IP-3 zone) available separately
YEAR BUILT:	1988 with ±1996 & 2005 Additions
CEILING HEIGHT:	19': 22,448 square feet 10' to 14': 10,192 square feet 12': 9,382 square feet
CONSTRUCTION:	Walls: Concrete block and Insulated metal panel Roof: Rubber Membrane / TPO Floor: Concrete Column Spacing: Predominately 30'x 30' / 55' x 23'
UTILITIES:	Electricity: EverSource Natural Gas: EverSource Water / Sewer: Municipal

MECHANICALS:	Heat: Natural gas rooftop and suspended units A/C: Full building - Rooftop units Electrical: - Panel 1 rated at 3000 amps @ 120/208 volt - Panel 2 rated at 200 amps @277/480 volt - Bus bar distribution Lighting: LED / Fluorescent Elevator: 2-stop Compressed Air: Dedicated compressor room with distribution lines
LOADING:	4 Dock (10'x 10'), 1 Drive-In (10'x 12' W)
REAL ESTATE TAXES:	\$44,416 (\$0.78 PSF) 2026/2027
ASKING PRICE:	\$4,800,000 Available Q4 2026



110 HALCYON DRIVE BRISTOL, CT

LOCATION AND NEIGHBORS



DRIVE TIME

Hartford, CT	19.2 Miles	25 Minutes
Waterbury, CT	16.3 Miles	22 Minutes
Downtown New Britain	9.3 Miles	15 Minutes
New Haven, CT	28.3 Miles	45 Minutes
Boston, MA	119 Miles	116 Minutes
New York, NY	107 Miles	125 Minutes
Springfield, MA	44.5 Miles	50 Minutes



For More Information,
Please Contact:

DAMON BOWERS
Managing Director
+1 860 616 1433
damon.bowers@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 04/02/26