



INDUSTRIAL PROPERTY FOR LEASE

95 WOOSTER COURT, BRISTOL CT

95 WOOSTER COURT | BRISTOL, CT 06010

**DAVID MURDOCK**  
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# FOR LEASE

4,800 SF & 10,835 SF INDUSTRIAL SPACES

95 WOOSTER COURT | BRISTOL, CT 06010



## PROPERTY DESCRIPTION

Sentry Commercial is pleased to present two industrial spaces for lease 95 Wooster Court, Bristol CT. The spaces offer heavy power with buss bars, abundant parking, drive in doors, and airlines throughout.

## OFFERING SUMMARY

10,835 SF Industrial Space	\$4.75 NNN
4,800 SF Industrial Space	\$5.50 NNN

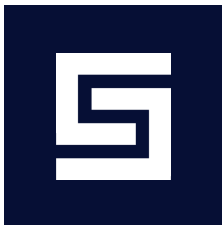
## PROPERTY HIGHLIGHTS

- One mile from the highway (Route 72)
- 10,835 SF with 2 drives
- 4,800 SF with 1 drive
- Heavy power with buss bars
- Airlines throughout

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# FOR LEASE

## 10,835 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010



### \$4.75 NNN

#### BUILDING SPECIFICATIONS

Available Space	10,835
Office Space	800 SF
Warehouse	10,035 SF
Ceiling Height	14' - 15'
Drives	2
Roof	Rubber Membrane
Column Spacing	20' x 48'
Year Built	1970
Year Last Renovated	1983

#### MECHANICAL/UTILITIES

Power	1,200 amp, 277/480 volt, 3 phase
Heat	Forced hot air/gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet system
Water/Sewer Company	City
Electric Company	Eversource

#### LAND

Lot Size	2.25 Acres
Zoning	I

#### TAXES

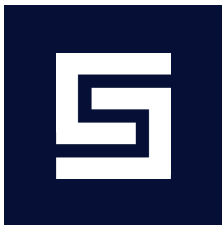
Tax PSF	\$0.75 SF
Year Assessed	2022

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# FOR LEASE

## 4,800 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010



### \$5.50 NNN

#### BUILDING SPECIFICATIONS

Available Space	4,800 SF
Office Space	663 SF
Warehouse	4,137 SF
Ceiling Height	14'9"
Drives	1 @ 8' x 10'
Roof	Rubber membrane
Column Spacing	20' x 48'
Year Built	1970
Year Last Renovated	1983

#### MECHANICAL/UTILITIES

Power	400 amp, 120/208 volt, 3 phase (transformer for 480 volt)
Heat	Gas (new suspended heater)
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet system
Water/Sewer Company	City
Electric Company	Eversource

#### LAND

Lot Size	2.25 Acres
Zoning	I

#### TAXES

Tax PSF	\$0.75 SF
Year Assessed	2022

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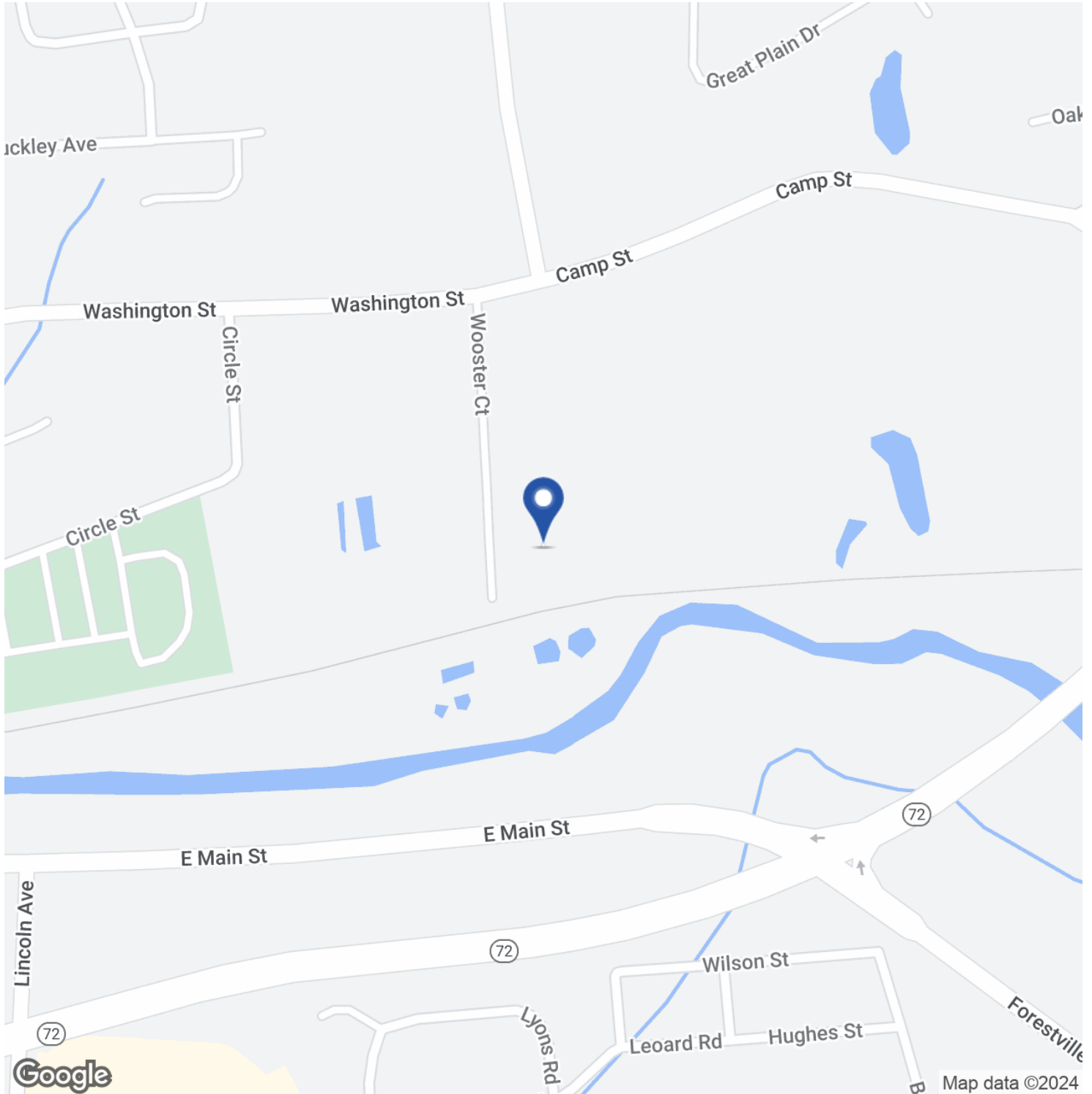
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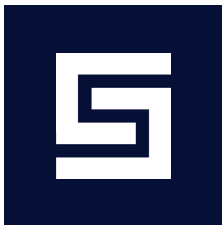


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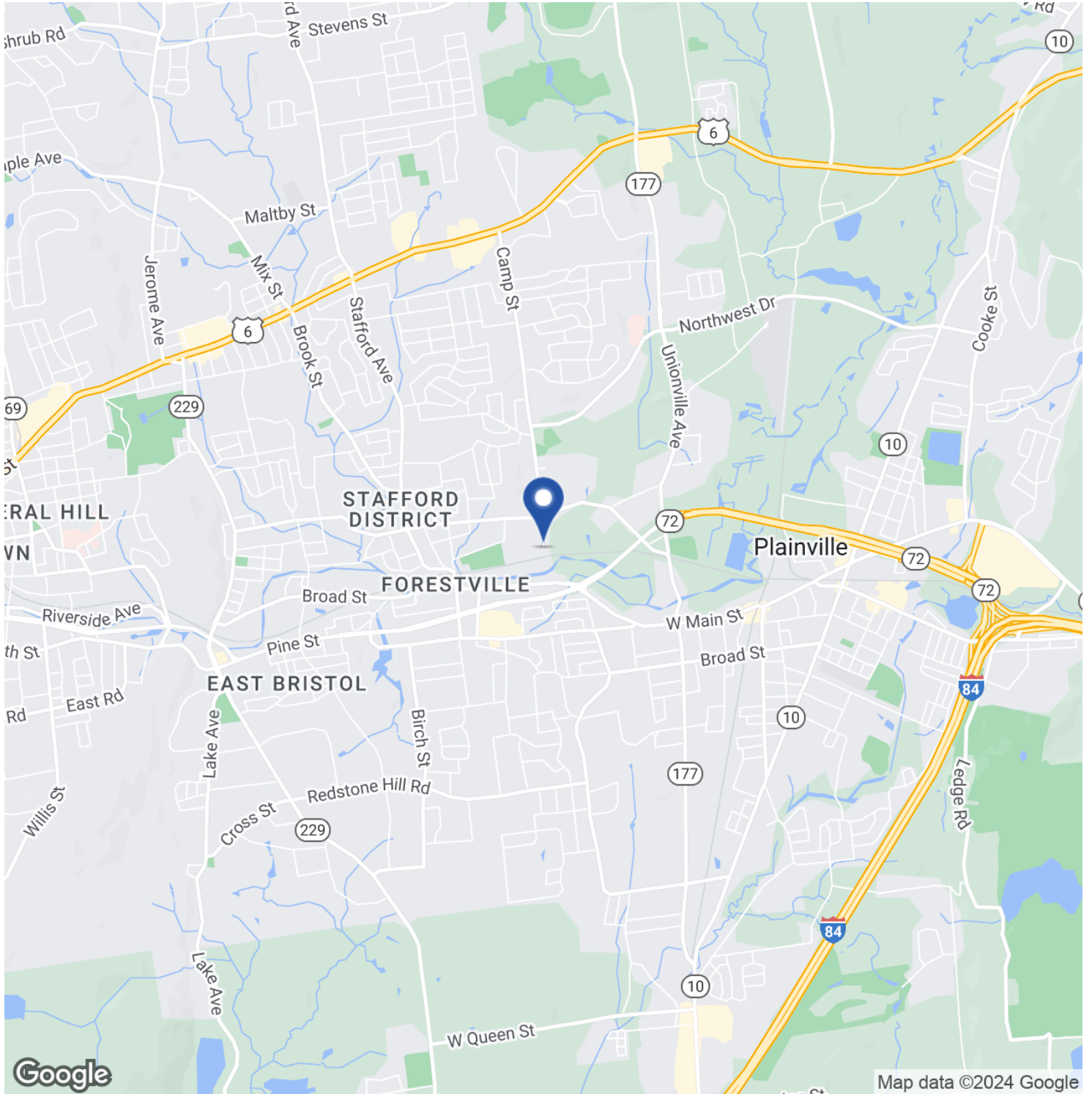
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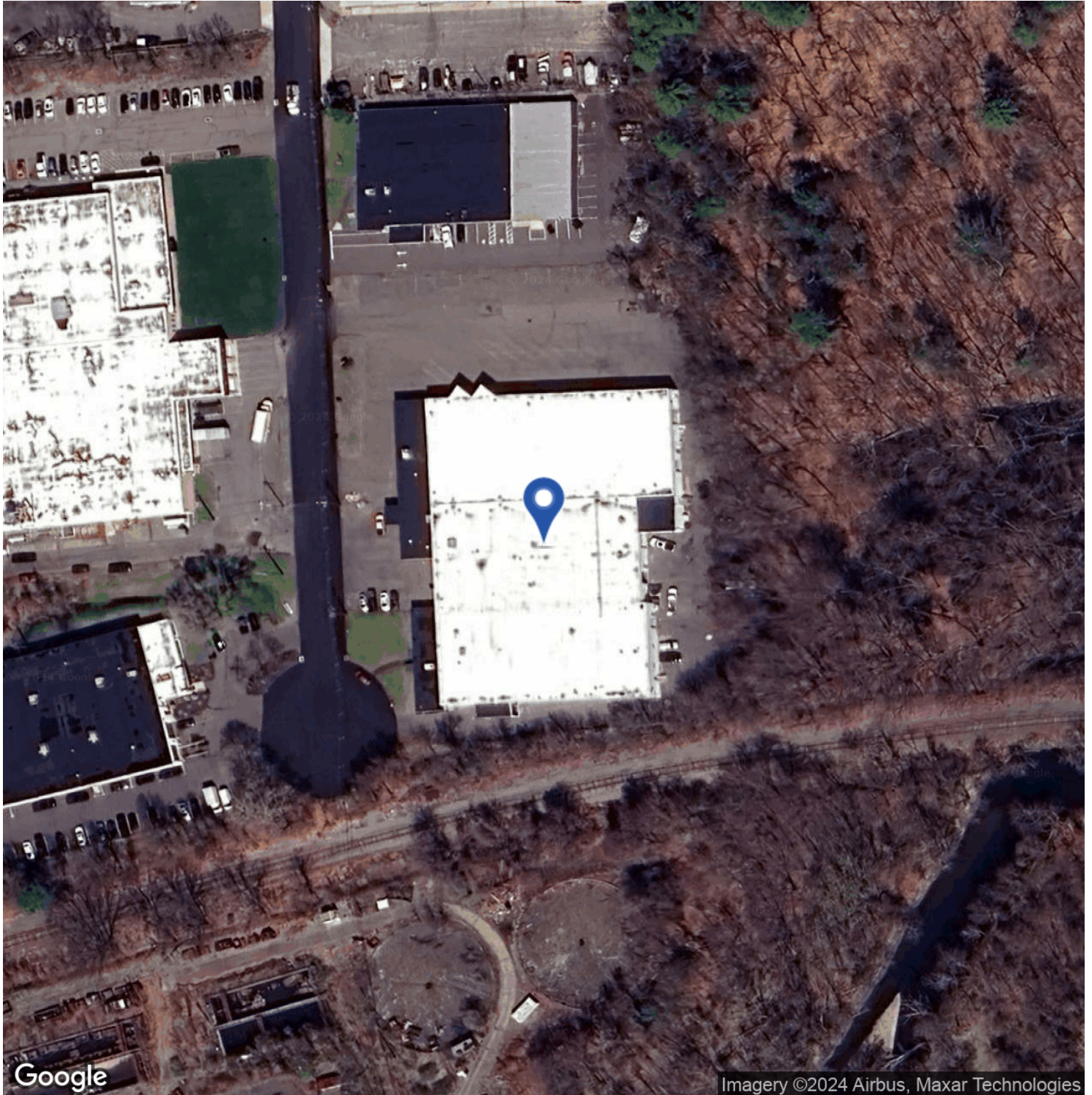
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## DAVID MURDOCK

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