

# For Sale

74,225 SF Available

**229 Cross Street, Bristol, CT**



## Property specifications

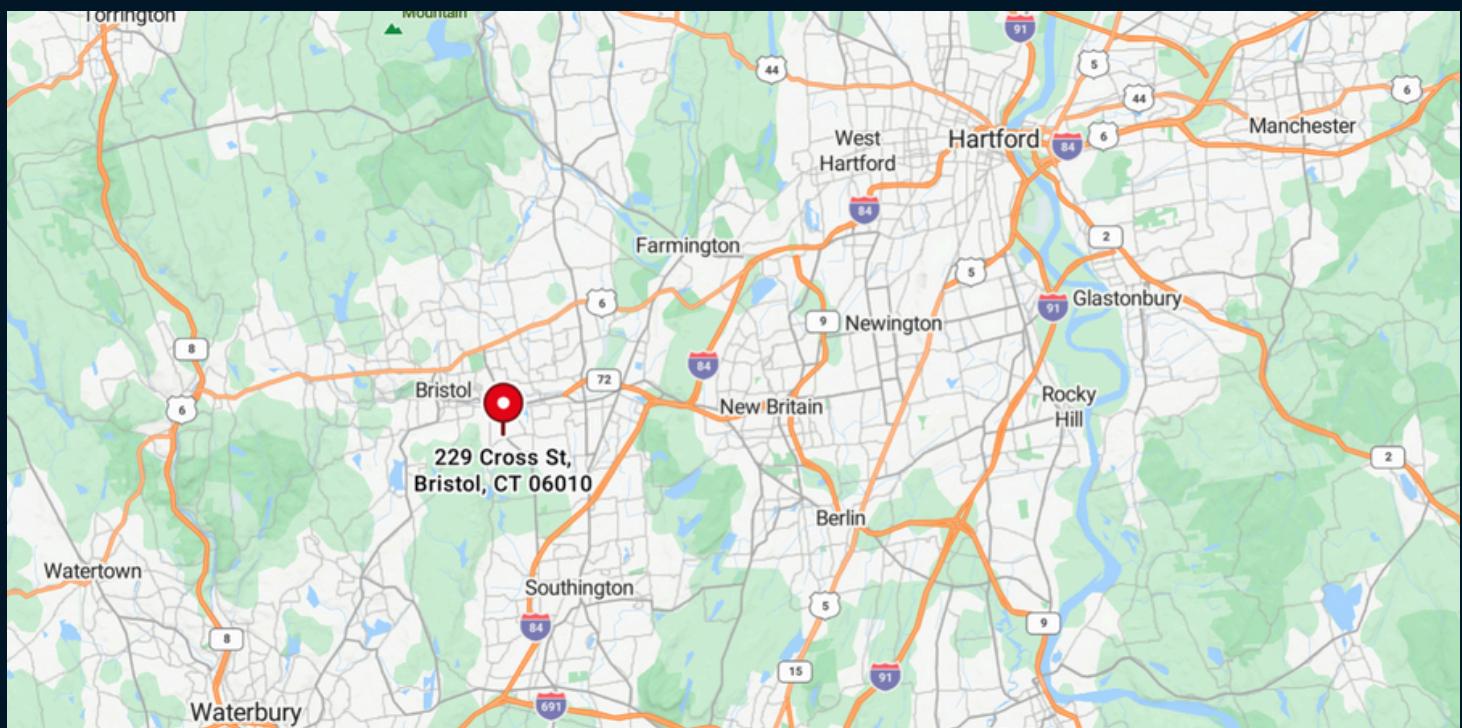
- ~74,225 SF on 3.14 acres
- ~10,000 SF offices
- ~15,000 SF warehouse
- ~49,225 SF manufacturing
- Built 1955, Expanded 1980
- Construction:
  - Floors: Concrete slab
  - Walls: Combination block and IMP
  - Lighting: Fluorescent
  - Fully air-conditioned
- Loading: Three (3) dock high loading doors, one (1) drive in door and one (1) compactor space
- Column Spacing: Primarily 26' on center
- Ceiling Height: 8'8" - 18' clear
- Utilities:
  - Water/Sewer: Municipal
  - Power: Eversource - 1,600 amp service
  - Gas: CNG
- Heat: Combination of dual fuel (oil/gas boiler and ceiling hung gas fired units)

## Interior Images



## Location map

- 4.7 Miles to I-84



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