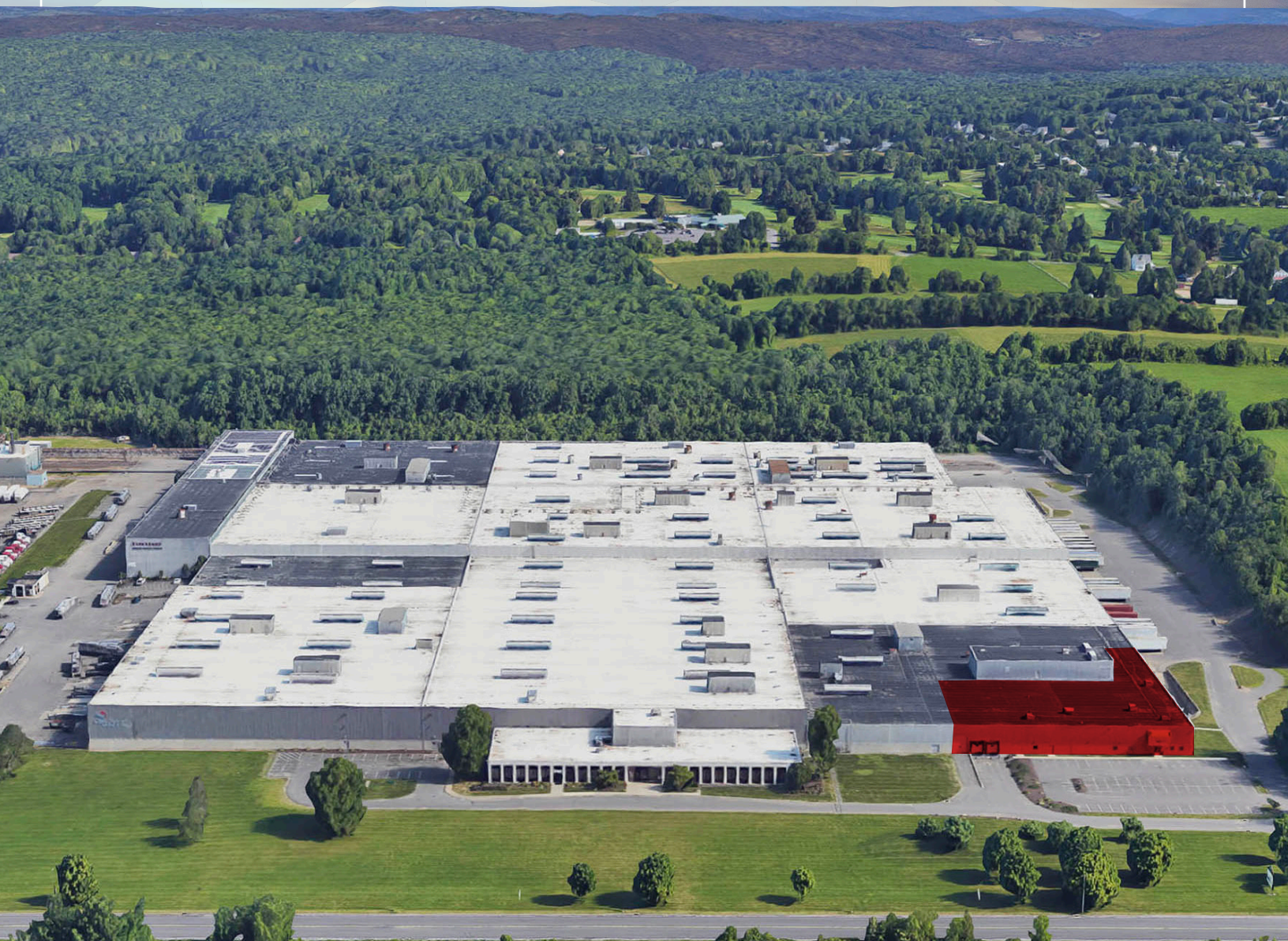


29,435 SF MODERN INDUSTRIAL SPACE

BRISTOL

LOGISTICS CENTER

780 JAMES P. CASEY ROAD | BRISTOL, CT



BRISTOL

LOGISTICS CENTER

Bristol Logistics Center is a 1,138,144 SF modern industrial facility on an active rail line located at 780 James P. Casey Road in Bristol, CT.

The property is currently leased to several major tenants including Holsim, Arett Sales, and ClarkDietrich.

Under the direction of a new proactive ownership group, Treetop Companies, repositioned building spaces and ground up development opportunities are being created at the property.



PROPERTY SPECIFICATIONS

BUILDING SIZE
1,138,144 SF

AVAILABLE SIZE
29,435 SF

ASKING RENT
\$5.85 NNN

Year Built	1967 / 1968 2023 - Space is being completely refurbished	Walls	Metal - Sandwich panel
Lot Size	182 acres	Lighting	LED fixtures
Office	3,707 SF	Loading	(2) 9' x 9' TG dock doors; (1) 14' x 16' DI door with room to add another DI door already framed.
Office Description	Space includes a main lobby/reception area, 3 private offices, 2 sets of rest rooms, and a conference room/break area. Can be reconfigured to suit a new tenant.	Rail	Pan Am Rail; 3 active spurs on the property
Quality	Very good	Gas	Eversource, 8" line
Ceilings	Metal - Steel truss	Water	City - 16" line
Ceiling Heights	16' (Min) - 21' 10"(Max)	Sewer	City - 8" & 12" lines
Ceiling Comments	21' 10" to steel deck	Power	Eversource - 600 Amps, 277/480 V, 3 Phase
Column Spacing	40' x 45'	Heat	Gas - Roof top HVAC units
Columns	Steel H	Air Conditioning	100% via roof top HVAC units
Floors	6" reinforced concrete	Sprinklers	100% coverage
Roof	EPDM membrane	Parking	40 cars; expandable parking and outside storage opportunities on the site.
		Last Use	Warehouse/distribution

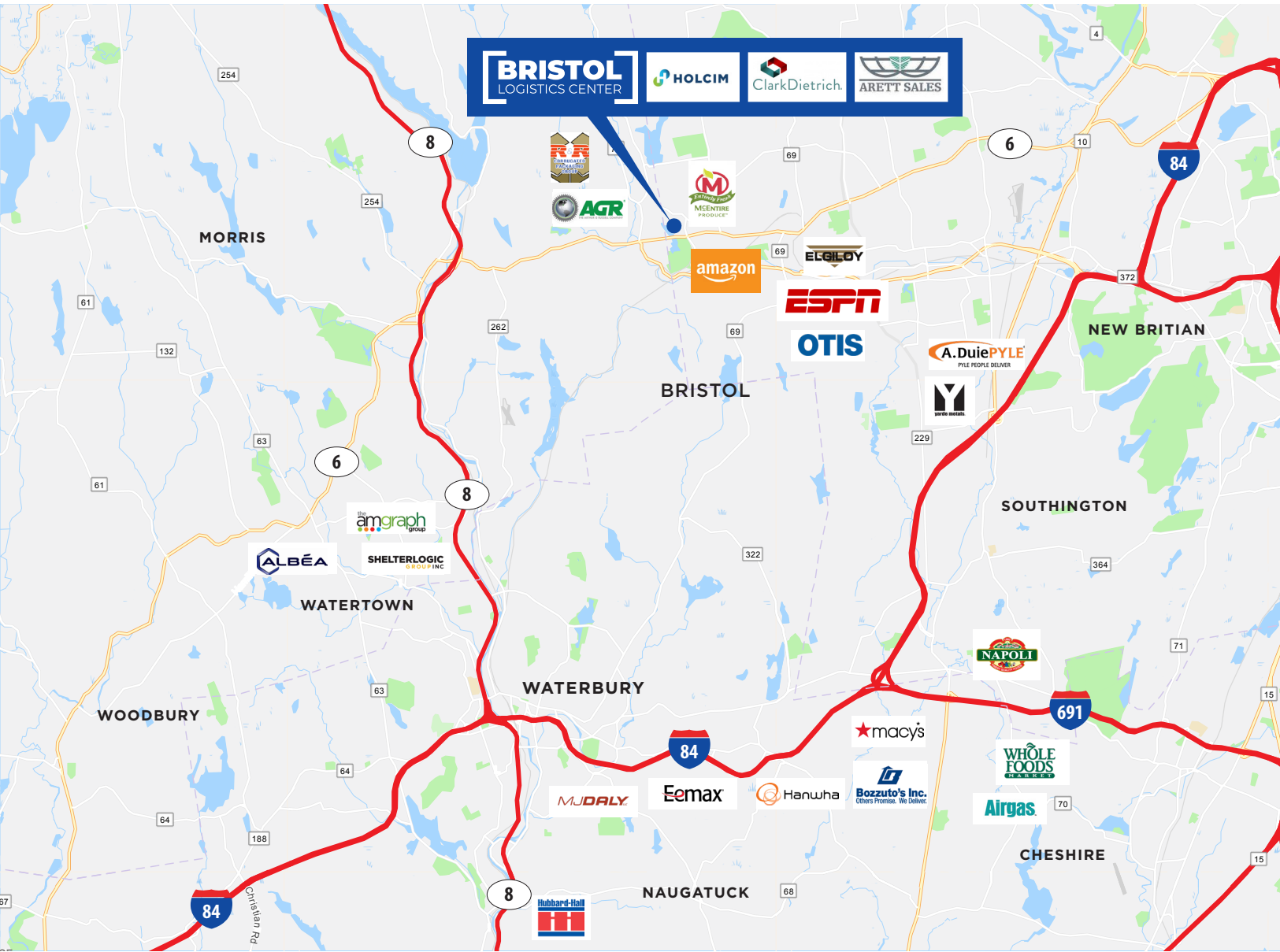
LEASING CONTACTS

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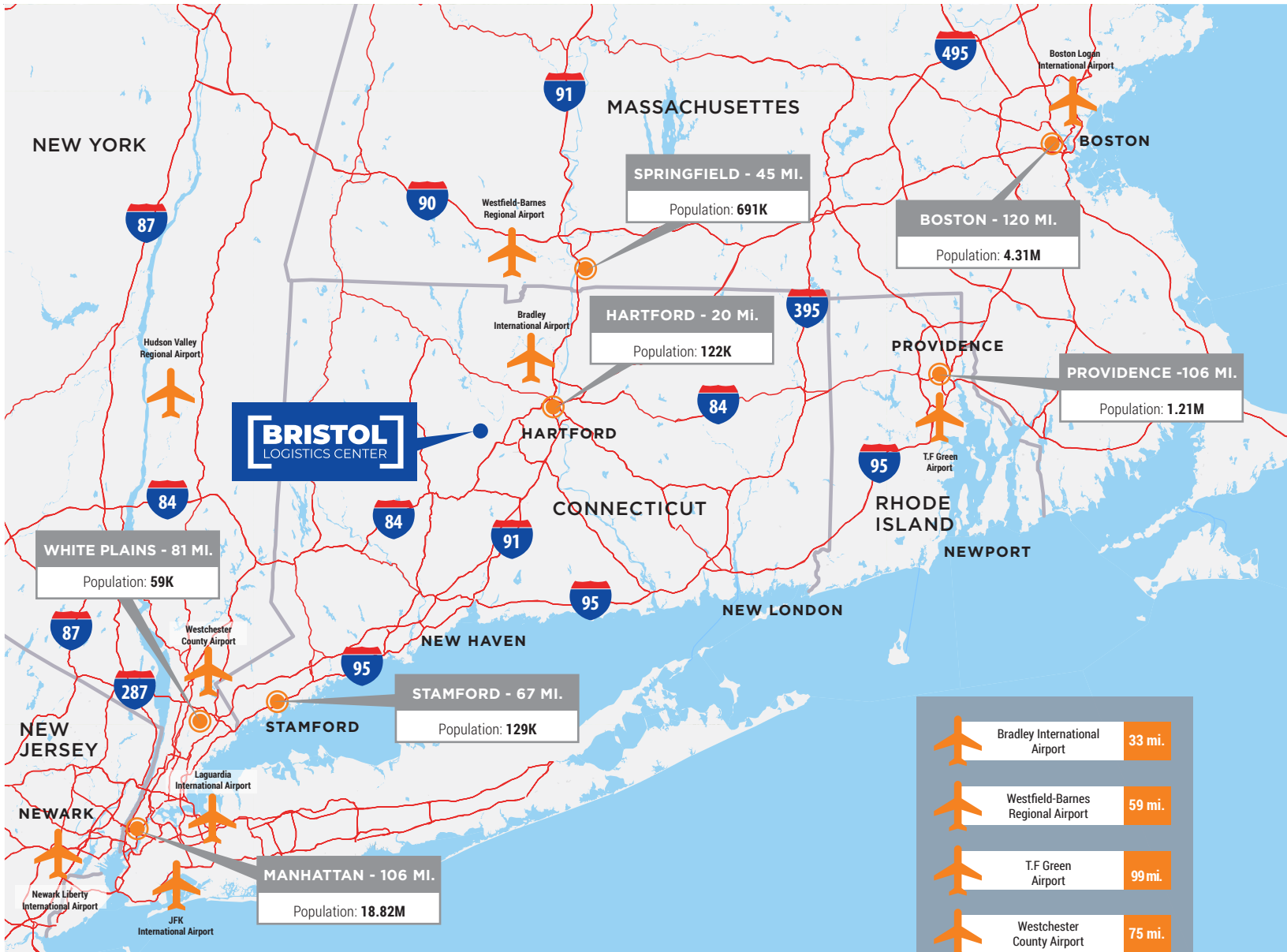
BRADLEY SOULES










Managing Director
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CENTRAL CONNECTICUT'S PROVEN INDUSTRIAL MARKET

- Bristol sub-market is in the heart of Hartford's strong industrial market.
- Close proximity to Bradley International Airport, I-84, Route 8, I-91, I-95, and I-691.
- Corporate neighbors include Holcim, ClarkDietrich, Arett Sales, AGR – The Arthur G. Russell Company, McEntire Co Inc., R&R Corrugated Packaging Group, Elgiloy Specialty Metals, ESPN, Amazon, Otis Elevator, Yarde Metals, Macy's Logistics, Bozzuto's Inc, Whole Foods Distribution Center, Airgas, Napoli Foods, Inc., Hanwha Aerospace, Eemax , M J Daly, LLC and Hubbard – Hall Inc. and A. Duie Pyle, Inc.



	Bradley International Airport	33 mi.
	Westfield-Barnes Regional Airport	59 mi.
	T.F. Green Airport	99 mi.
	Westchester County Airport	75 mi.
	Hudson Valley Regional Airport	76 mi.
	Boston Logan International Airport	123 mi.
	Laguardia International Airport	99 mi.
	JFK International Airport	105 mi.
	Newark International Airport	119 mi.

BRISTOL'S EXTENDED SERVICE AREA

DISTRIBUTION CAPABILITIES THROUGHOUT THE REGION

Nearly **23 million** people can be reached within 100 miles of 780 James P. Casey Road, representing **38.4%** of the Northeastern United States' population.

Modern
Industrial Space

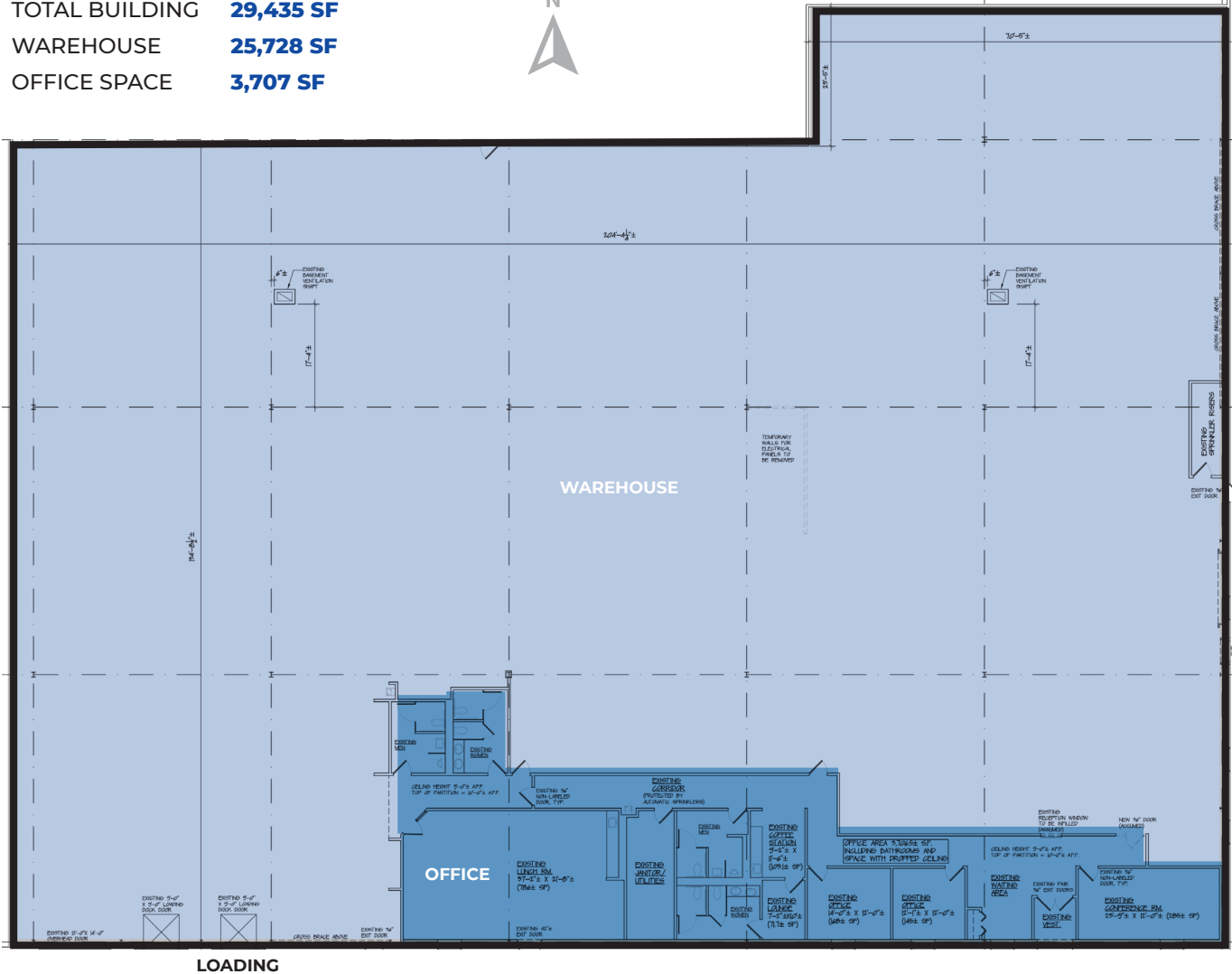
Ceiling Height:
16' – 21' 10"

(2) Docks;
(1) DI Door



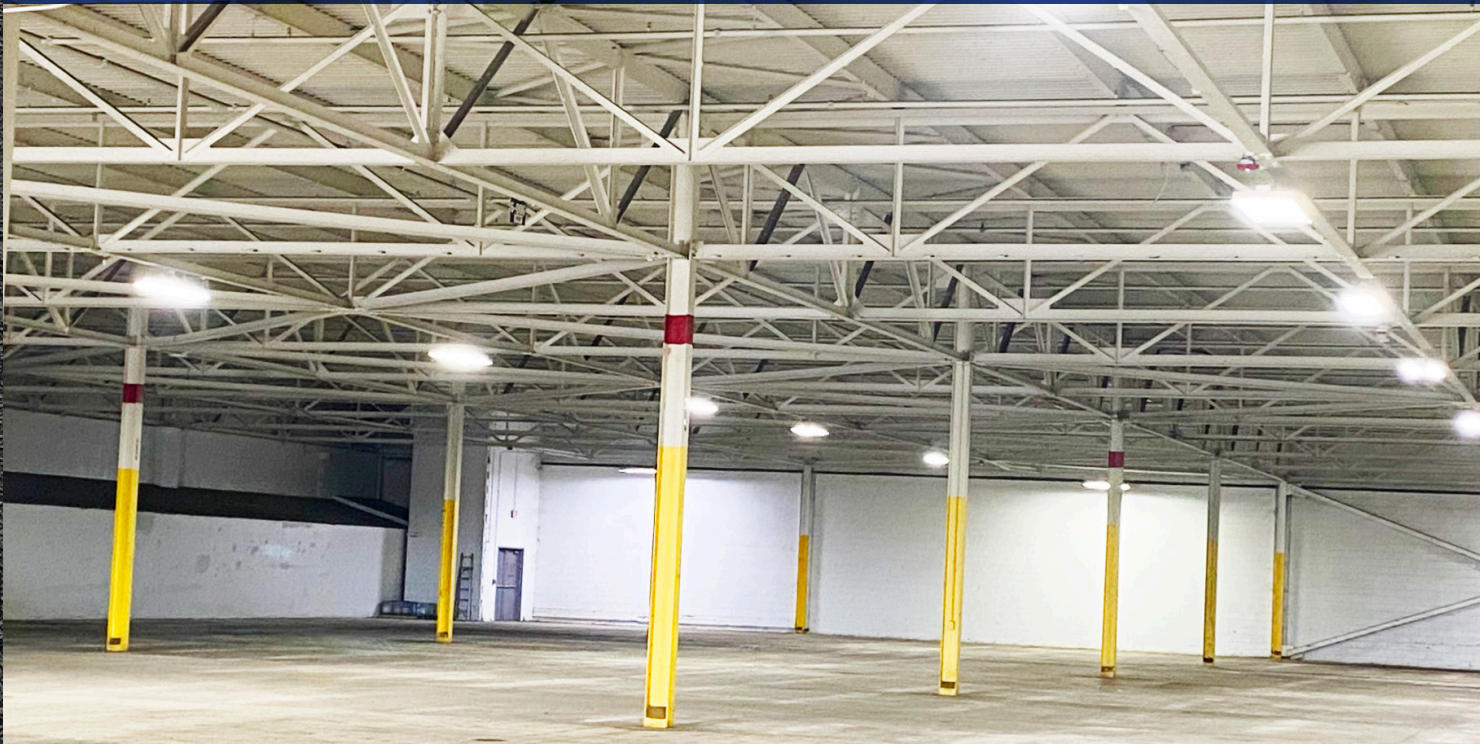
FLOOR PLAN

TOTAL BUILDING **29,435 SF**
 WAREHOUSE **25,728 SF**
 OFFICE SPACE **3,707 SF**



DEMOGRAPHICS

DRIVING RANGE	TOTAL POPULATION	TOTAL HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
5 miles	80,491	33,683	\$77,299	\$102,858
10 miles	320,523	129,280	\$77,026	\$108,455
25 miles	1,549,578	624,275	\$78,422	\$112,152



TREETOP COMPANIES

About Treetop Companies

Treetop Development is a multi-faceted real estate investment firm focused on value-add repositioning, investments, and ground up development.

Treetop's industrial portfolio consists of assets in growing communities, intended to help businesses thrive.

For more information, please visit www.treetopcompanies.com

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