

780 James P. Casey Road, Bristol, CT

Building Specifications

Name: Bristol Business Center
Address: 780 James Casey Road, Bristol, CT
County: Hartford
Total Land Area: 182 Acres
Construction: Block and Metal
Office Area: 21,000 SF
Total Building: 1,200,000 SF
Available: 412,000 SF
Ceiling Height: 16' - 28' Clear
Loading: (58) Docks
(8) Drive-Ins

Heating

Office: Gas forced hot air roof-top central unit
Dock & Warehouse: Individual gas fired suspended units

Utilities

- Electrical - Northeast Utilities
- 14 KV 480/277/120 Volts Distribution
- Gas - Yankee, 8" Main
- Water - Bristol Water Company, 16" Main
- Sewer - City of Bristol, 12" West, 8" East
- Storm Drain - 18" West, 18" East

Other Building Features

Manufacturing/Warehouse

- 2,500+/- car parking & trailer parking
- Fully sprinklered
- Built-up tar and gravel roof
- 6" Reinforced concrete sealed floor
- Sodium vapor, fluorescent and metal halide lighting
- Column spacing: 45'x40'
- Will raise roof to 28' throughout for tenant

Office

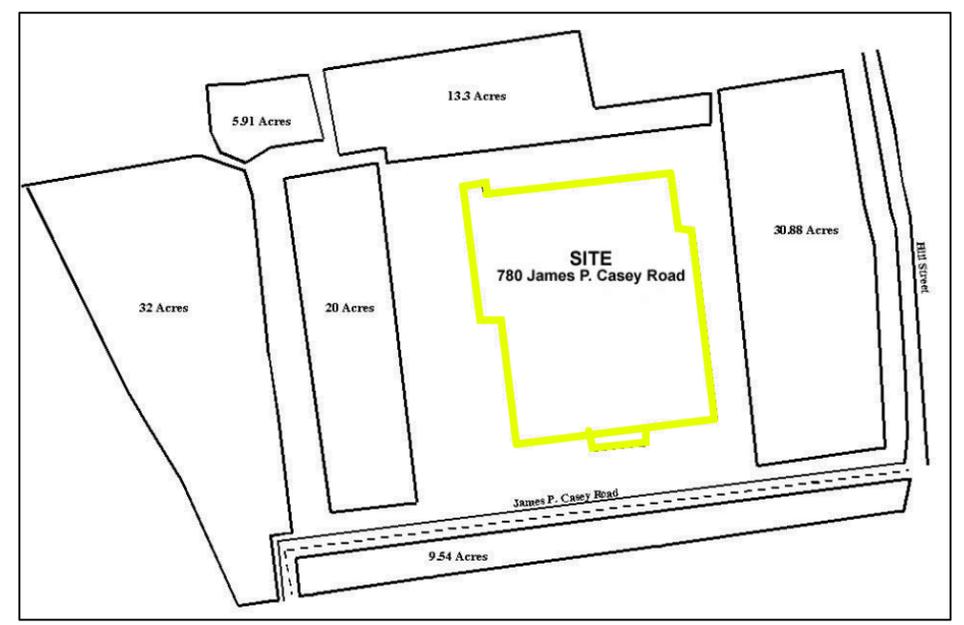
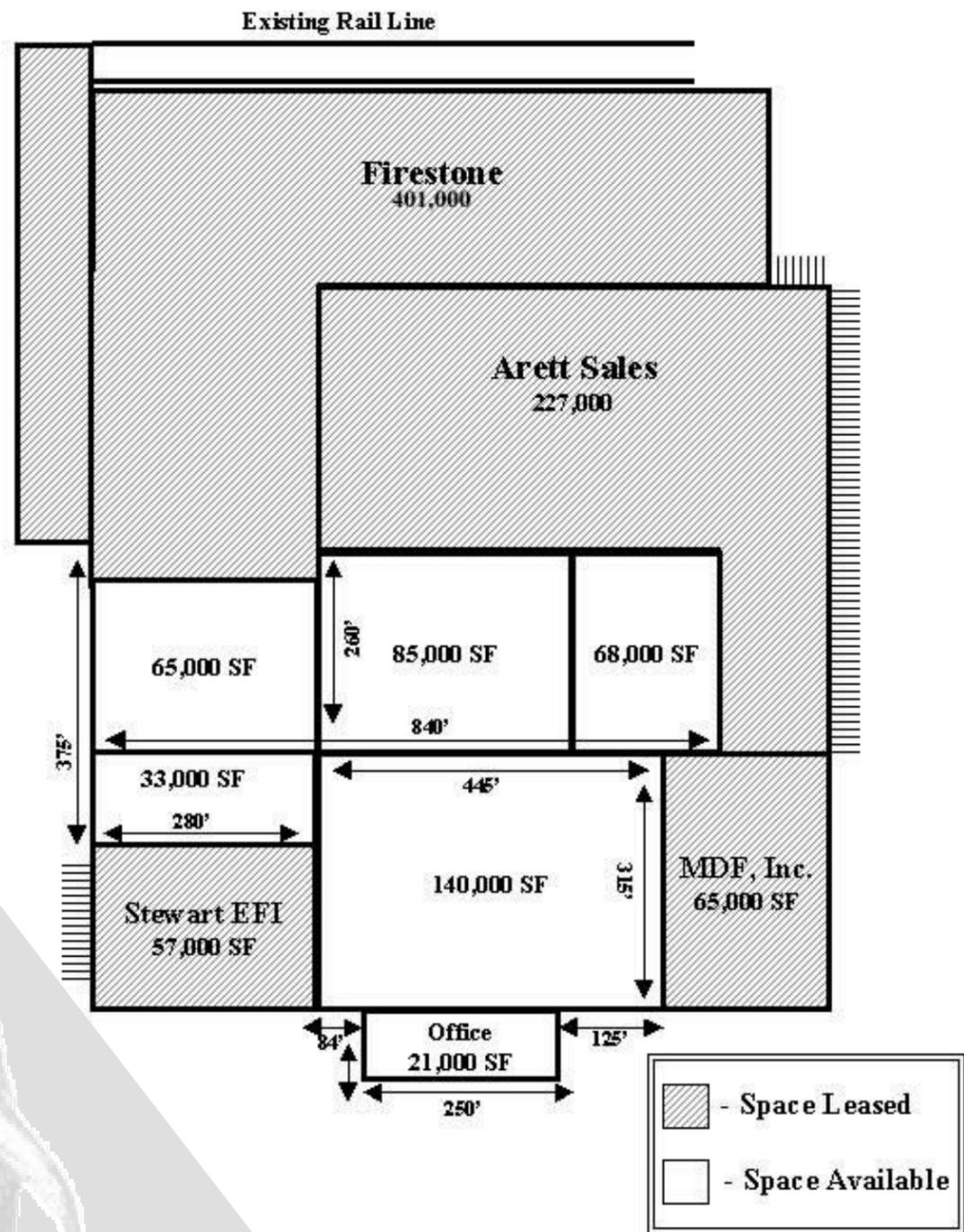
- Private individual & executive offices
- Large bullpen areas

Lease Rates

\$2.75 NNN - \$3.75 NNN

Available Land

111 acres @ \$50,000 per acre



For more details, please contact exclusive agents:

Don Kiah or Nicholas R. Morizio, SIOR, CRE

Phone (860) 249-6521

Fax (860) 247-4067

E-mail dkiah@dowcondon.com

morizio@dowcondon.com

864 Wethersfield Avenue, Hartford, Connecticut 06114

Offered exclusively by:



780 James P. Casey Road, Bristol, Connecticut



Within a 500 -mile radius of the Bristol Business Center, you reach 28% of the United States population and 60% of the Canadian population.

Enterprise Zone Program

An Enterprise Zone is a designated area in a Targeted Investment Community. Incentive benefits are provided for eligible business relocation/expansion projects within the zone. Eligible businesses include manufacturers, warehouse distributors and certain designated service related businesses.

Benefits include:

- 5 year, 80% abatement of local property taxes on real and personal property
- 10 year credit of up to 50% of CT State business taxes
- Bristol is the only city in Connecticut with a discretionary economic development fund earmarked for attracting new businesses

Offered exclusively by:



Your local company since 1941. Now worldwide with over 238 offices.

Information reported herein is from reliable sources but is subject to errors, omissions, or prior lease or sale without notice.

The Bristol Business Center

780 James P. Casey Road, Bristol, Connecticut



- Strategically located between New York City & Boston on the I-84 distribution corridor
- Up to 28' clear ceiling heights available throughout
- Experienced and available workforce
- Rail access
- Substantial State and local incentives available, including CT Enterprise Zone benefits
- Within 8 hour drive of 28% of the U.S. population and 60% of the Canadian population
- Available land for development

1,200,000 SF Warehouse/Distribution Facility

412,000 contiguous square feet available

Lease Rates From \$2.75 NNN

Additional Land @ \$50,000 per acre

For more details, please contact exclusive agents:

Don Kiah or Nicholas R. Morizio, SIOR, CRE

Phone (860) 249-6521

Fax (860) 247-4067

E-mail dkiah@dowcondon.com

morizio@dowcondon.com

864 Wethersfield Avenue, Hartford, Connecticut 06114

Offered exclusively by:



Your local company since 1941. Now worldwide with over 238 offices.

Commercial - Industrial - Investments - Office - Call us today!