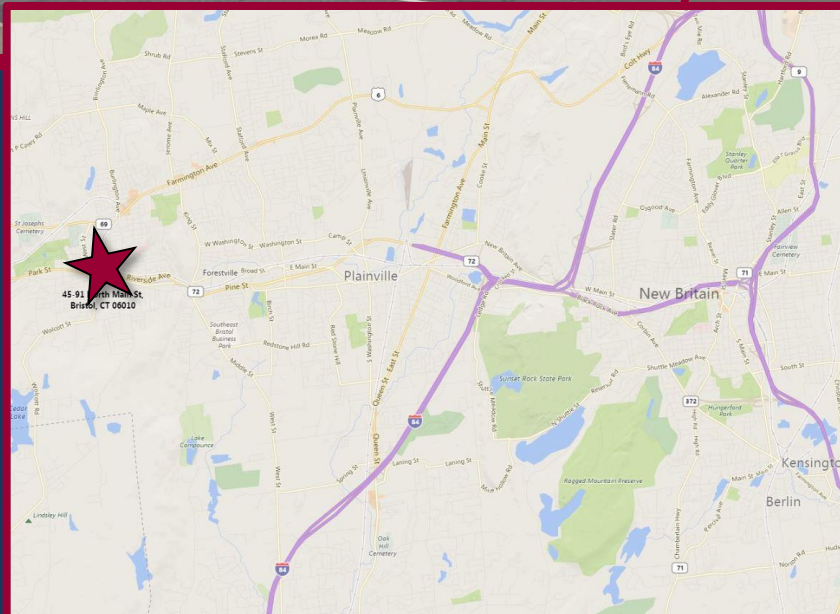


**UP TO 8,756± SF RETAIL SPACE & 10,500± SF OFFICE SPACE FOR LEASE
42,000± SF 3-BUILDING PLAZA ALSO FOR SALE (Call for Details)**

45-81 North Main Street, Bristol, CT 06010

LEASE RATES: OFFICE: \$12/SF MG, RETAIL: \$15/SF NNN



**LEASE RATES:
OFFICE: \$12/SF MG
RETAIL: \$15/SF NNN**

For more information contact:
Luke Massirio
860-761-6016
lmassirio@orlcommercial.com

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



2340 Silas Deane Highway
Rocky Hill, CT 06067
Tel: (860) 721-0033
Fax: (860) 721-7882



www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

UP TO 8,756± SF RETAIL SPACE & 10,500± SF OFFICE SPACE FOR LEASE
 45-81 North Main Street, Bristol, CT 06010

BUILDING INFORMATION:

GROSS BLD. AREA: 42,000± SF in 3 buildings
 AVAILABLE AREA: 19,256± SF
 WILL SUBDIVIDE TO: 1,320± SF
 NUMBER OF FLOORS: Bldg 1-1, Bldg 2-2, Bldg 3-2
 CONSTRUCTION: Masonry
 ROOF TYPE: Flat, Tar & Gravel/Rubber
 YEAR BUILT: 1995 / 1997

SITE:

SITE AREA: 3± acres
 ZONING: BD-1 (Enterprise Zone)
 PARKING: 113 spaces, 2.7/1000
 SIGNAGE: Pylon, On building
 VISIBILITY: Excellent on North Main St
 HWY.ACCESS: I-84, Exit 33
 TRAFFIC COUNT: 13,800 ADT

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central
 TYPE OF HEAT: Forced Hot Air
 SPRINKLERED: 100%
 ELECTRIC SERVICE: TBD
 ELEVATOR(S): None

UTILITIES:

SEWER: City
 WATER: City
 GAS: Yes

TAXES:

ASSESSMENT: \$2,490,740
 MILL RATE: 36.03
 TAXES: \$89,741.36

COMMENTS: Retail space has 3 configurations available. Also available for sale. Enterprise Zone – Town grants available for up to \$60,000.

DIRECTIONS: I-84 to Exit 33, Straight onto CT-72, Turn Right to stay CT-75, Turn Right to stay CT-75, Straight onto Riverside Avenue, Right onto North Main Street.



LEASE RATES
 Office: \$12/SF MG
 Retail: \$15/SF NNN

SALE PRICE
 Call for Details

Property Highlights

- 42,000± SF in 3 bldgs
- 19,256± SF available
 - 45: Office – 7,500± SF
 - 59: Retail – 8,756± SF
 - 81: Office – 3,000± SF
- Zoning: BD-1
- Enterprise Zone
- Traffic: 13,800 ADT
- 113 parking spaces
- I-84, Exit 33
- Many area amenities
 - Shopping
 - Banking
 - Dining



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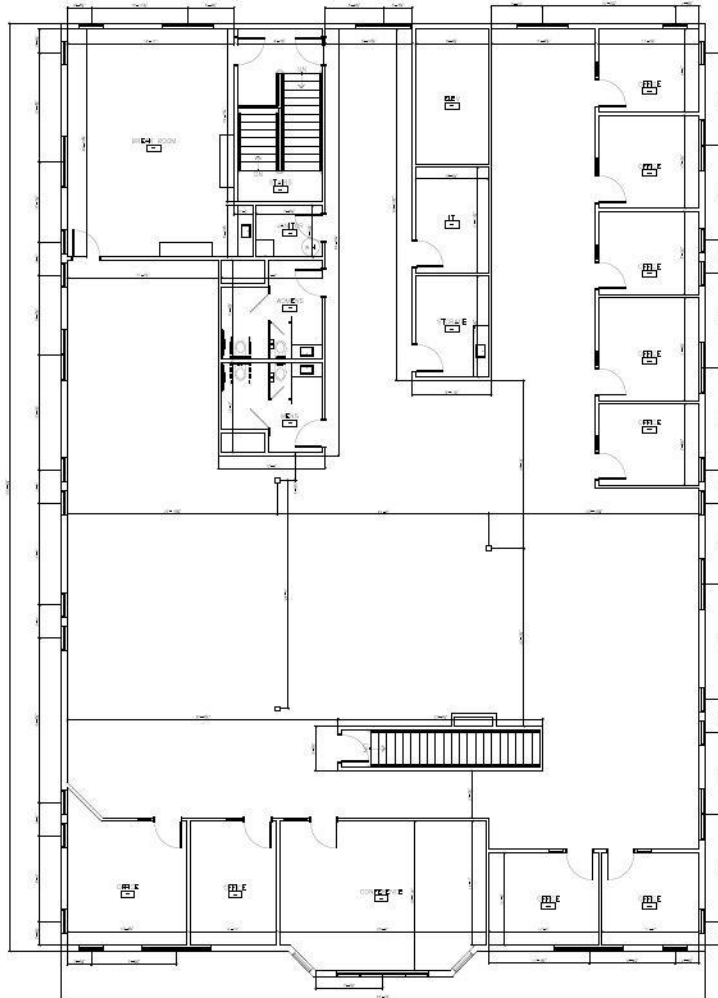
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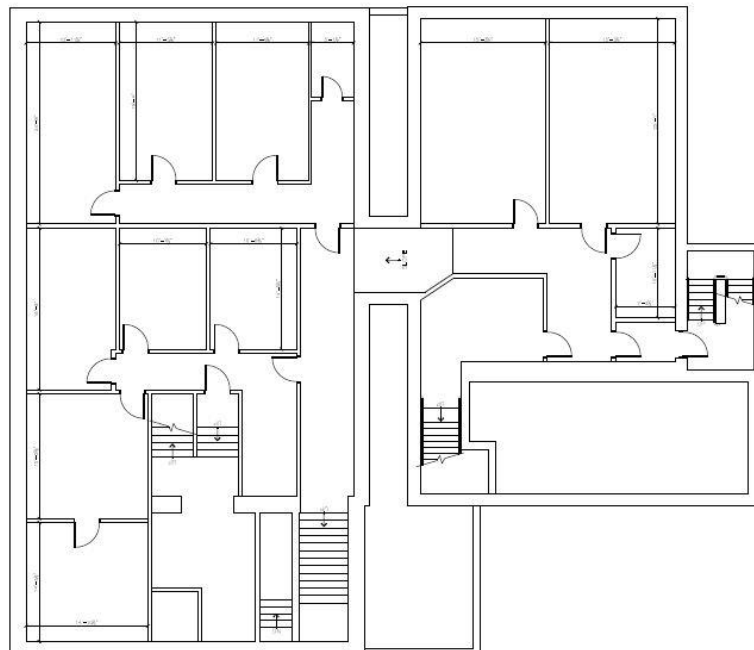
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45-81 North Main Street, Bristol, CT 06010

45 North Main St – 2nd Floor Office Space – 7,500± SF available



81 North Main St – Office Space – 600± SF to 3,000± SF available

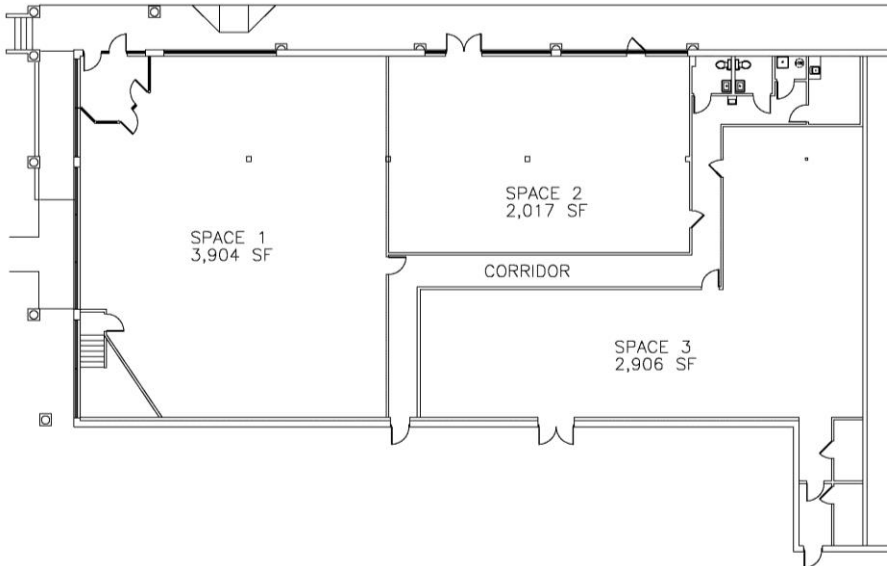


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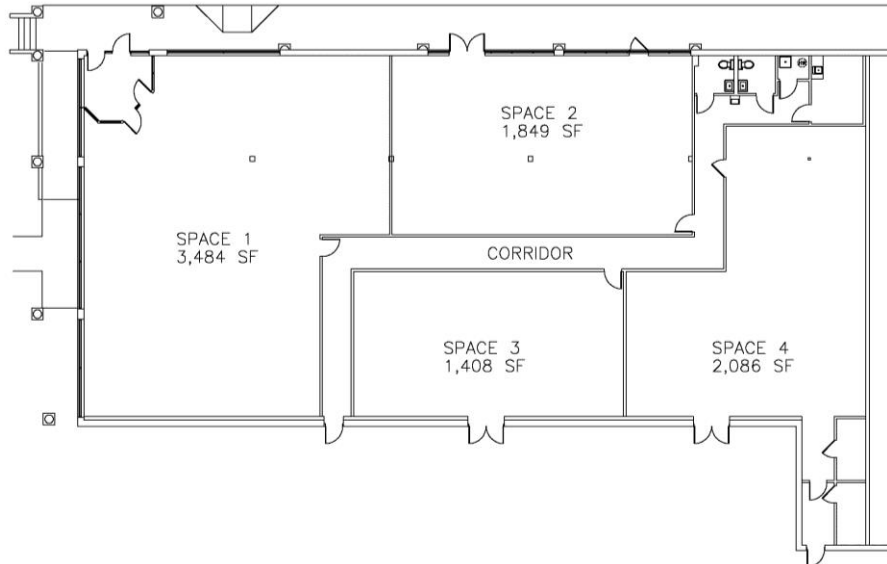
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45 North Main St – Retail Space – 8,756± SF available

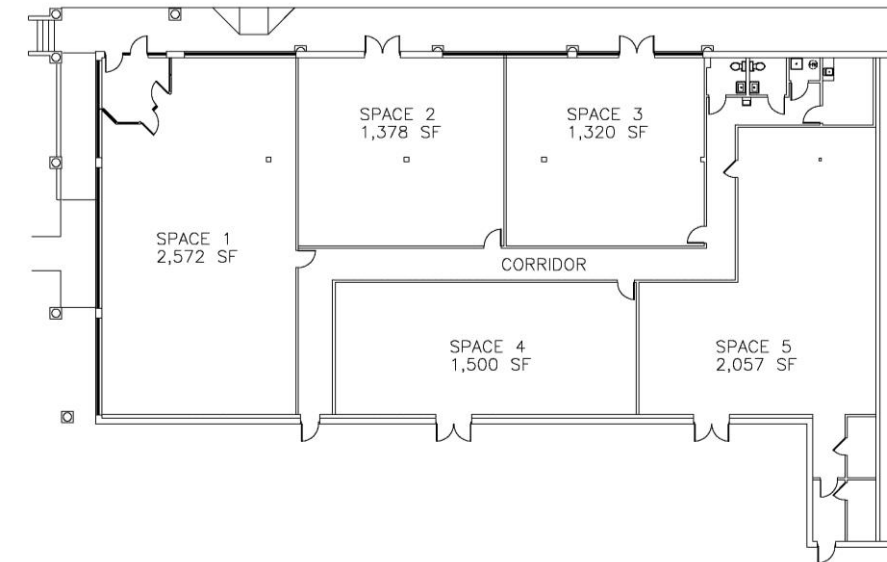
Option 1 – 3 spaces



Option 2 – 4 spaces



Option 3 – 5 spaces



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