

FOR LEASE

Q2 2026 Delivery

300 Broad Street | Bristol, Connecticut

**180,000 SF OF PRIME INDUSTRIAL SPACE WITH
HEAVY POWER, REINFORCED FLOORS, AND RAIL ACCESS**



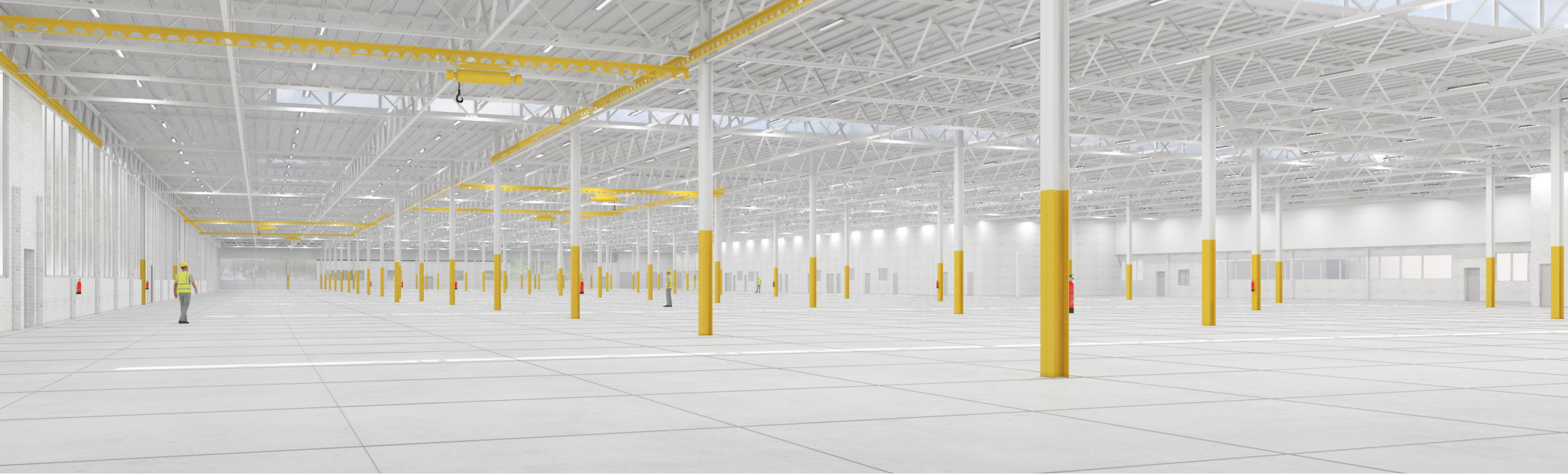
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Executive Summary

Colliers is pleased to present 180,000 square feet of exceptional space for lease. This newly renovated industrial facility is located in Bristol, Connecticut – five minutes from a full interchange at Interstate 84 and twenty minutes from Interstate 91. The space will be delivered in Q2 of 2026.

THE STORY

Formerly Theis Precision Steel USA, the property was sold to its present ownership entity in 2022. Since the sale, the ownership group has invested millions of dollars into rehabilitating and modernizing the facility while still retaining the charm of the original steel plant.

FEATURES

This ±180,000 SF facility features a new rubber membrane roof with 25 year warranty, reinforced concrete floors, abundant skylights and natural light, heavy power of 13,600 Volts, and a prime location in Central Connecticut. Ownership is considering solar power on the roof in order to defray energy costs for the user. The building has 42 by 50 foot column spacing, is 680 feet long, and 250 feet wide. The entire property is fully fenced and has a guard shack.

The property has the potential for reactivated rail siding of approximately 650 linear feet with Genesee and Wyoming as the rail service provider. At present, the completed project will have six 8 by 10 foot docks and six 15 by 15 foot overhead doors split between the east and west of the building. There is potential for reconfiguration depending on the user's needs. 6,000 square feet of vanilla shell office space is reserved in the building, but could be demolished or reconfigured. The property sits on 24 acres and has room for parking lot expansion or outside storage.

Property Information

Address	300 Broad Street, Bristol, CT 06010
Existing Building Square Feet	±180,000
Column Spacing	42.5'x50'
Loading Docks	4 existing 8'x10' 2 proposed 8'x10'
Drive-in Doors	1 existing 12'x15' 5 proposed 15'x15'
Ceiling Height	18' - 22'
Roof Type	New rubber membrane (25 year warranty)
Floor Thickness	12"
Floor Type	Concrete
Year Built	Fully renovated 2025 (1948)
Office A/C	N/A
Sprinklers	Yes
Heating	Natural gas
Electric Service	13,800 Volt incoming primary service 4,000 amp, 3 phase at 480 Volt in Building A
Land Area	±24 acres
Lighting	LED lights
Rail	Genesee and Wyoming
Zoning	General Industrial
Parking	150 spaces
Environmental	Full environmental abatement

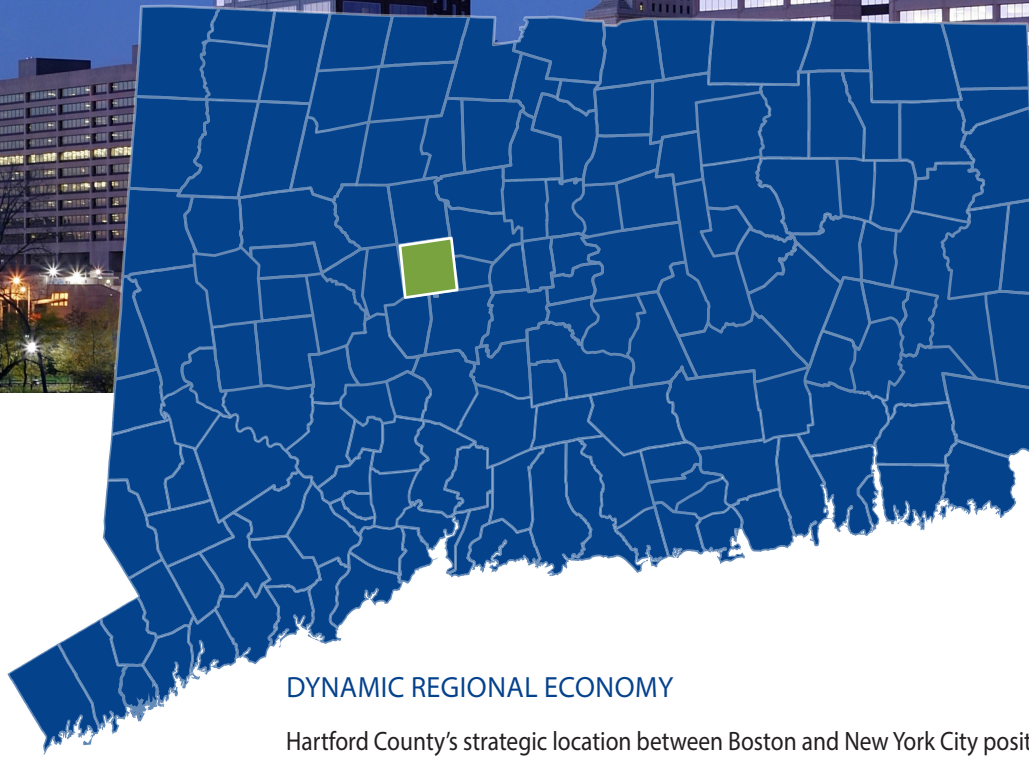


Floor Plan



BUILDING A - TENANT LAYOUT PLAN 300 BROAD STREET, BRISTOL CT	24 OCT 2025
	A-1

Market Overview



41st
LARGEST METROPOLITAN
AREA RANKING

1.2M
HARTFORD METRO
POPULATION

14
FORTUNE 500 COMPANIES
IN CONNECTICUT

3.6M
TOTAL STATE POPULATION

DYNAMIC REGIONAL ECONOMY

Hartford County's strategic location between Boston and New York City positions it at the crossroads of commerce, fueling a diverse and resilient economy. The region boasts a balanced mix of manufacturing, warehousing and distribution, healthcare, and financial services.

Though Connecticut is one of the nation's smallest states by land area, it punches well above its weight in manufacturing—home to thousands of firms across aerospace, shipbuilding, precision components, and more. Industry giants like Pratt & Whitney (Raytheon), Colt Firearms, and Stanley Black & Decker all trace their roots to Hartford County.

As the "Insurance Capital of the World," Hartford anchors a powerful financial sector with major players including Aetna, The Hartford, and Hartford Steam Boiler. Nearby Bloomfield adds to this economic strength as the headquarters of The Cigna Group.

WELL EDUCATED POPULATION

Connecticut ranks ninth in percentage of residents with an associate degree or higher. The national average for adults 25 and older with an associate degree or higher is 28. 49.6% of Connecticut residents aged 25 and older have an associate degree or higher.

CT COLLEGES AND UNIVERSITIES RANKED IN FORBES TOP 500 COLLEGES



Market Overview

Ideally situated just minutes from Hartford with direct access to I-91 and I-84, this prime location puts 30% of the U.S. and 60% of the Canadian population—along with major cities like Boston, NYC, Pittsburgh, Montreal, and Toronto—within a day's drive.



CITY	MILES	TIME
Hartford, CT	17	24 min
New Haven, CT	40	46 min
Springfield, MA	44	63 min
Stamford, CT	73	1 hr 53 min
Providence, RI	89	2 hr 15 min
Albany, NY	106	2 hr 11 min
New York City, NY	115	3 hr 26 min
Boston, MA	117	2 hr 31 min
Concord, NH	167	3 hr 12 min
Scranton, PA	182	2 hr 55 min
Philadelphia, PA	204	4 hr 31 min
Montpelier, VT	215	3 hr 28 min
Augusta, ME	272	4 hr 32 min
Harrisburg, PA	300	5 hr 5 min
Montreal Canada	341	5 hr 30 min
Rochester, NY	352	5 hr 27 min
Ottawa Canada	404	7 hr
Buffalo, NY	417	6 hr 19 min

Submarket Overview

A ROBUST ECONOMY



4%

UNEMPLOYMENT RATE



\$83,458

MEDIAN HOUSEHOLD INCOME



Strong
ECONOMY



MAJOR EMPLOYERS

IN BRISTOL



Submarket Overview

TOWN OF BRISTOL

Whether you're an entrepreneur, startup, or a fortune 500 company, Bristol is the perfect destination for your business.

Bristol, Connecticut's manufacturing history is defined by its rise from a clock making hub to a center for hardware, springs, and ball bearings, earning it nicknames like "Clock City" and "Hardware City". Bristol is home to a variety of manufacturers to this day including Barnes Aerospace, Bauer, and Express Kitchens. In 1979, Bristol helped the fledgling ESPN, which today is the world's largest sports broadcasting cable channel with more than 4,100 employees.

Fitch and S&P Global Ratings also awarded Bristol a AA+ rating for the city's long term debt. Both said that the city's rating outlook is "stable." "We consider Bristol's environmental, social and governance factors to be neutral in our credit rating analysis," S&G Global said in its report. "The stable outlook reflects our expectation that the city will maintain balanced financial performance and strong reserves in accordance with its policies."

The Economic and Community Development department for the City of Bristol serves as a friendly resource to help you explore and realize successful business, investment, expansion, and capital improvement opportunities in Bristol. Whether you are seeking a location, advice, or new connections, the professional staff of the Economic and Community Development office will help advance your business goals.

Bristol is home to a variety of manufacturers to this day including Barnes Aerospace and Bauer.

MAJOR BRISTOL EMPLOYERS

EMPLOYER	NATURE OF BUSINESS	EMPLOYEES	RANK
ESPN	Sports Broadcasting	4,100	1
City of Bristol & Board of Education	Municipality	1,714	2
Bristol Health	Health Care	1,100	3
Amazon	Distribution Center	350	4
IDEX Health & Science LLC	Health Care	175	5
Stop & Shop	Grocery Store	150	6
Quality Coils	Manufacturing	125	7
The Pines at Bristol	Health Care	115	8
Sheriden Woods Health Care Center	Health Care	100	9
Stephen AutoMall Centre	Retail	-	-
Rowley Spring	Manufacturing	100	10

DEMOGRAPHICS

Bristol's population currently sits at 61,129. The town has 3,733 active businesses with key employers such as ESPN Inc. and Amazon.



61,129
TOTAL
POPULATION



3,733
TOTAL
BUSINESSES



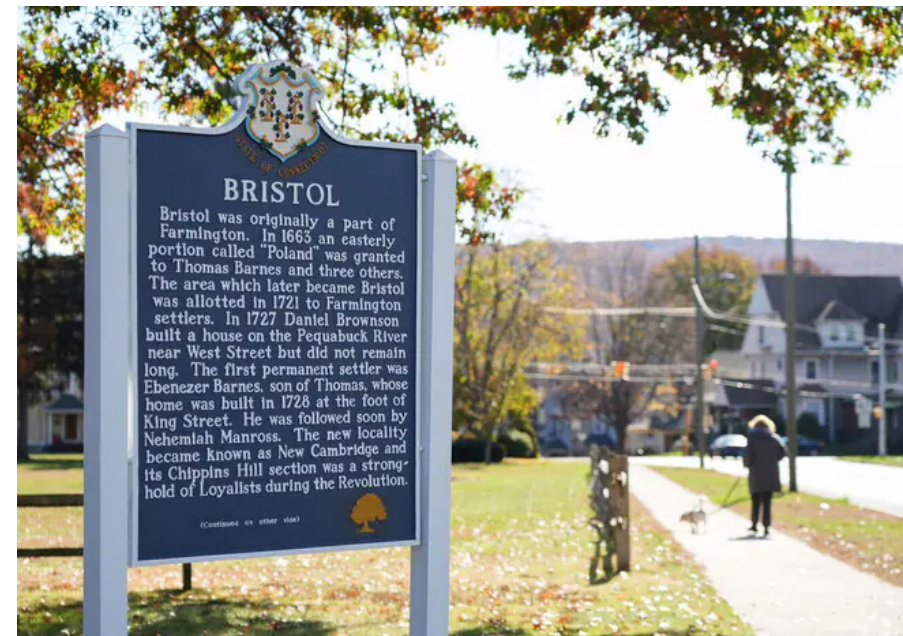
\$83.5K
MEDIAN
HOUSEHOLD
INCOME



\$334,500K
MEDIAN HOME
VALUE



24,737
HOUSING
UNITS



Municipal Incentives

BRISTOL TAX INCENTIVES

The City of Bristol offers a variety of incentives to businesses located in town. Bristol has been a partner with ownership throughout the renovation and is excited to work with a future tenant to provide jobs and opportunity. In addition to a more tailored plan specific to the tenant, the city offers the following programs to attract business.

City of Bristol Programs Applicable to 300 Broad Street:

ENERGY EFFICIENCY FUND GRANT FOR BUSINESSES AND RESIDENTS

The City of Bristol Energy Commission assists existing and new businesses along with residents with projects designed to offset their operational energy costs with clean energy solutions.

Eligible applicants are existing businesses with operations in Bristol, new businesses looking for opportunity in Bristol, and residents of Bristol.

BIOSCIENCE ENTERPRISE CORRIDOR ZONE

This zone is for eligible businesses engaged in bioscience, biotechnology, pharmaceutical or photonics research, development or production with not more than 300 employees at any time during the preceding 12 months. Qualifying businesses moving and/or expanding in Bristol are eligible to apply for a five-year 80% abatement of local property taxes on qualifying real estate and personal property (machinery and equipment) – the investment must be new to the municipality's Grand List as a direct result of a business expansion and/or renovation – and other benefits as stipulated in the Connecticut General Statutes.

URBAN JOBS PROGRAM

The Urban Jobs Program is for manufacturers and, in some cases, distributors. It is a five-year 80% tax abatement program with the same eligibility requirements and benefits as the Enterprise Zone, with the exception that the property in question does not need to be located within the City/State-designated Enterprise Zone.



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