



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE

47 Commerce Drive, Bristol, CT 06010

15,600± SF Industrial/Flex Building on 1.60± Acres

SALE PRICE: \$2,150,000

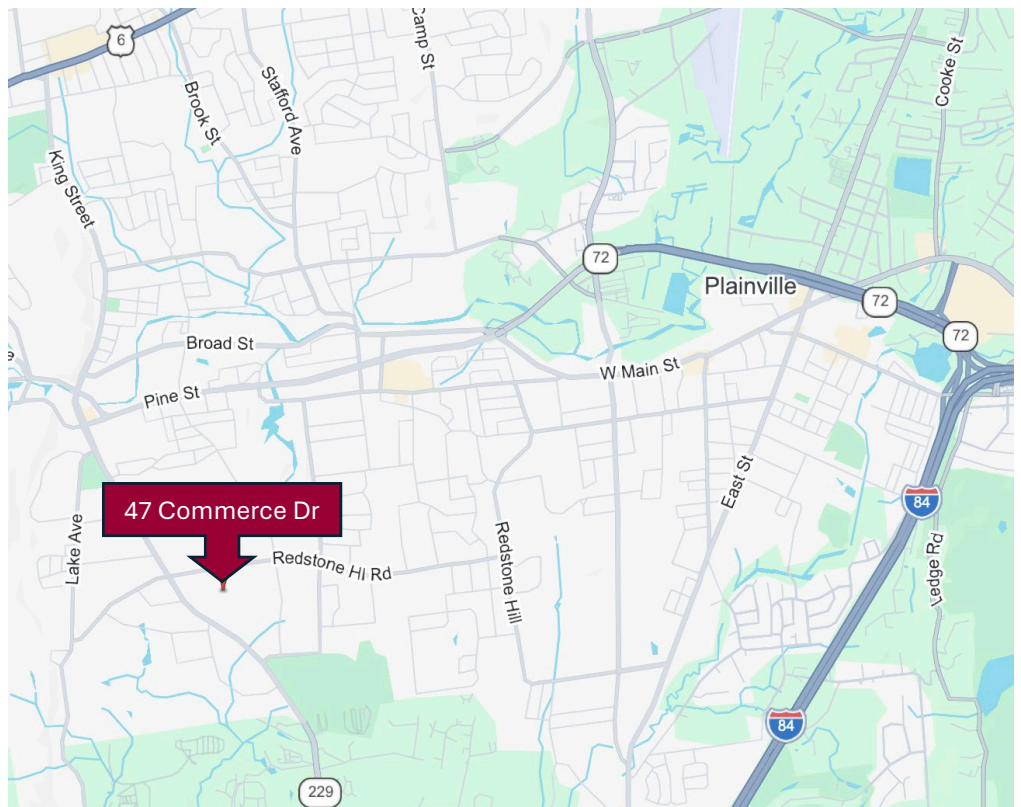
HIGHLIGHTS

- 15,600± SF
- 6,900± SF WH/Manufacturing
- New Roof & HVAC in 2025
- 1 Drive-in Door
- 1 Loading Dock
- LED Lighting Upgrade
- 30± Parking Spaces
- Built in 2002
- 1.60± acres in the IP-1 Zone

CONTACT

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA: 15,600± SF

OF FLOORS: 1

SPACE BREAKDOWN: 6,900± SF WH/MFG

LOADING DOCKS: 1

DRIVE-IN DOORS: 1 (10' x 12')

CLEAR HEIGHT:

11'9" – 4,500± SF Manufacturing Area

16' – 2,400± SF Loading/Warehouse Area

COLUMN SPACING: 39' x 35'

CONSTRUCTION: Brick/Masonry

ROOF TYPE: Membrane (2025)

YEAR BUILT: 2002

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office/Manufacturing Area

HEAT: Gas, Forced Hot Air

SPRINKLERED: Yes – Wet System

ELECTRIC/POWER: 800amp, 208Y/120VAC

LIGHTING: Upgraded LED

SITE INFORMATION

SITE AREA: 1.60± Acres

ZONING: IP-1

PARKING: 30± Spaces

SIGNAGE: On Building

HWY ACCESS: Rt. 72 to I-84

UTILITIES

SEWER/WATER: City

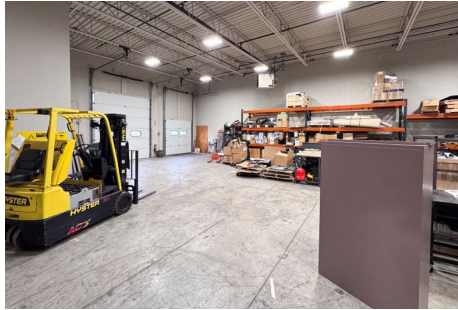
GAS: Yes

TAXES

ASSESSMENT: \$1,039,010

MILL RATE: 33.75

TAXES: \$35,066.60 (±\$2.25/SF)



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