



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

50 Emmett Street, Bristol, CT 06010
20,000± SF Flex Space
LEASE RATE: \$4.50/SF NNN

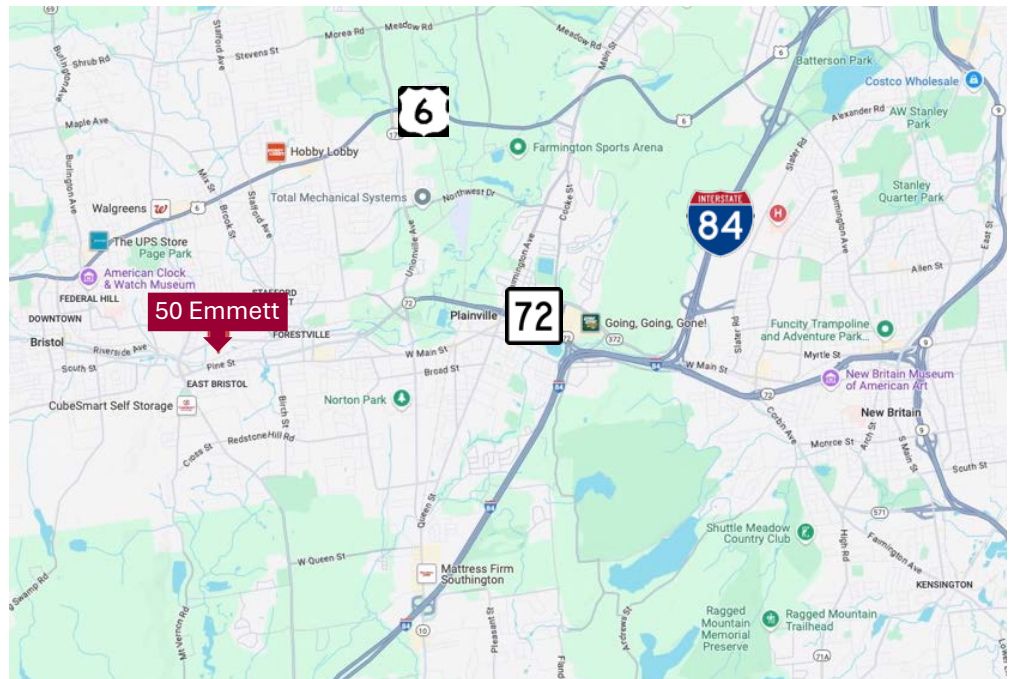
HIGHLIGHTS

- Possible Outside Equipment/Vehicle Storage Available
- 205,128± SF Building
- 20,000± SF Available
- 2 Stories
- Loading Docks: 5
- Parking: 200 Spaces
- Zoning: BG
- I-84, Exit 33 | Route 72

CONTACTS

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Broker of Record: J. Richard Lee | (203) 643-1006 | rllee@orlcommercial.com | License: REB.0758300

BUILDING INFORMATION

GROSS BLD. AREA: 205,128± SF
AVAILABLE AREA: 20,000± SF
WILL SUBDIVIDE TO: TBD
MAX CONTIGUOUS SF: 20,000± SF
OF FLOORS: 2
LOADING DOCKS: 5
DRIVE-IN DOORS: TBD
CLEAR HEIGHT: 20'
COLUMN SPACING: TBD
CONSTRUCTION: Brick / Masonry
ROOF TYPE: Flat, Tar & Gravel / Rubber
YEAR BUILT: 1942

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial
TYPE OF HEAT: Gas, Forced Air-Duc
SPRINKLERED: Yes
ELECTRIC: TBD

SITE INFORMATION

SITE AREA: 9.10 Acres
ZONING: BG
PARKING: 200 Spaces | 0.98/1000
SIGNAGE: Monument
VISIBILITY: Excellent
FRONTAGE: 486.9'
HWY ACCESS: I-84, Exit 33 | Route 72
TRAFFIC COUNT: 22,300 ADT

UTILITIES

SEWER/WATER: Public
GAS: Yes

TAXES

ASSESSMENT: \$2,156,350
MILL RATE: 33.75
TAXES: \$72,776.93 (\$4/SF)

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord
NNN EXPENSES: \$1.86/SF



This historic mill building is entering an exciting new chapter, transforming its former office space into a dynamic hub for modern, creative, and light industrial uses. With abundant natural light and open space, the property is ideally suited for light assembly operations, artist workshops, music rehearsal spaces, photography studios, dance studios, and a wide range of creative and artisan-driven businesses. The flexible layouts provide a unique opportunity for tenants seeking an inspiring environment that blends heritage with functionality. Whether you're a maker, creator, or small-scale manufacturer, this revitalized space offers the perfect setting to bring your creative vision to life.

APPROVED USES

- Adult Day Care
- Building Services
- Build Supply
- Commercial Kitchen
- Civic, Cultural, & Community Youth Organizations
- Fitness Club
- Equipment rental or Leasing
- For Profit School or Studio
- Pawn Shop
- Printing Shop
- Religious Organizations

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