



# Broadcommon Industrial Center

33 Broadcommon Rd  
Bristol, Rhode Island 02809

## Property Highlights

- Class A Manufacturing Warehouse Space
- 2008 Construction
- 18'5-22' Ceiling heights
- Clear span units

## Property Overview

Modern warehouse and manufacturing facility build in 2008. Currently have 4,647-29,607 (1,800 Mezz office space) SF Available for lease. All spaces have large overhead door access on both ends of each unit. Ceiling heights 18'5-22' Multiple 1 ton overhead cranes. Ample power and full HVAC in certain spaces.

## Offering Summary

<b>Lease Rate:</b>	Upon Request
<b>Building Size:</b>	80,000 SF
<b>Available SF:</b>	4,647 - 29,607 SF
<b>Lot Size:</b>	7.74 Acres

## Demographics

	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	1,023	20,539	125,086
<b>Total Population</b>	2,689	52,339	305,276
<b>Average HH Income</b>	\$90,635	\$84,220	\$66,383

## For More Information

**Brian W. Clark**

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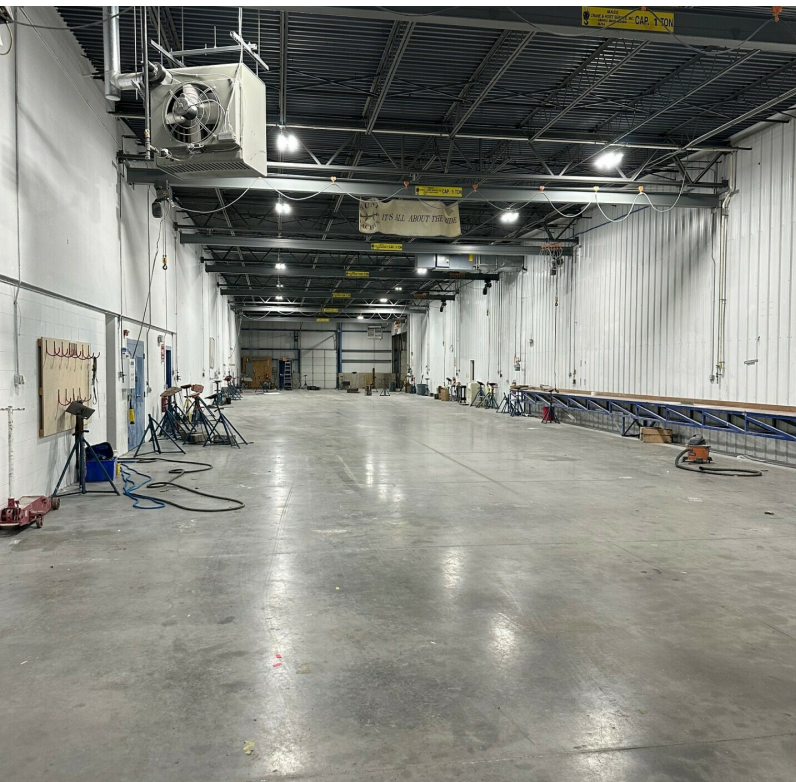
**BROCHURE**

**33 Broadcommon Rd, Bristol, RI 02809**

**NA**Advisors

For Lease

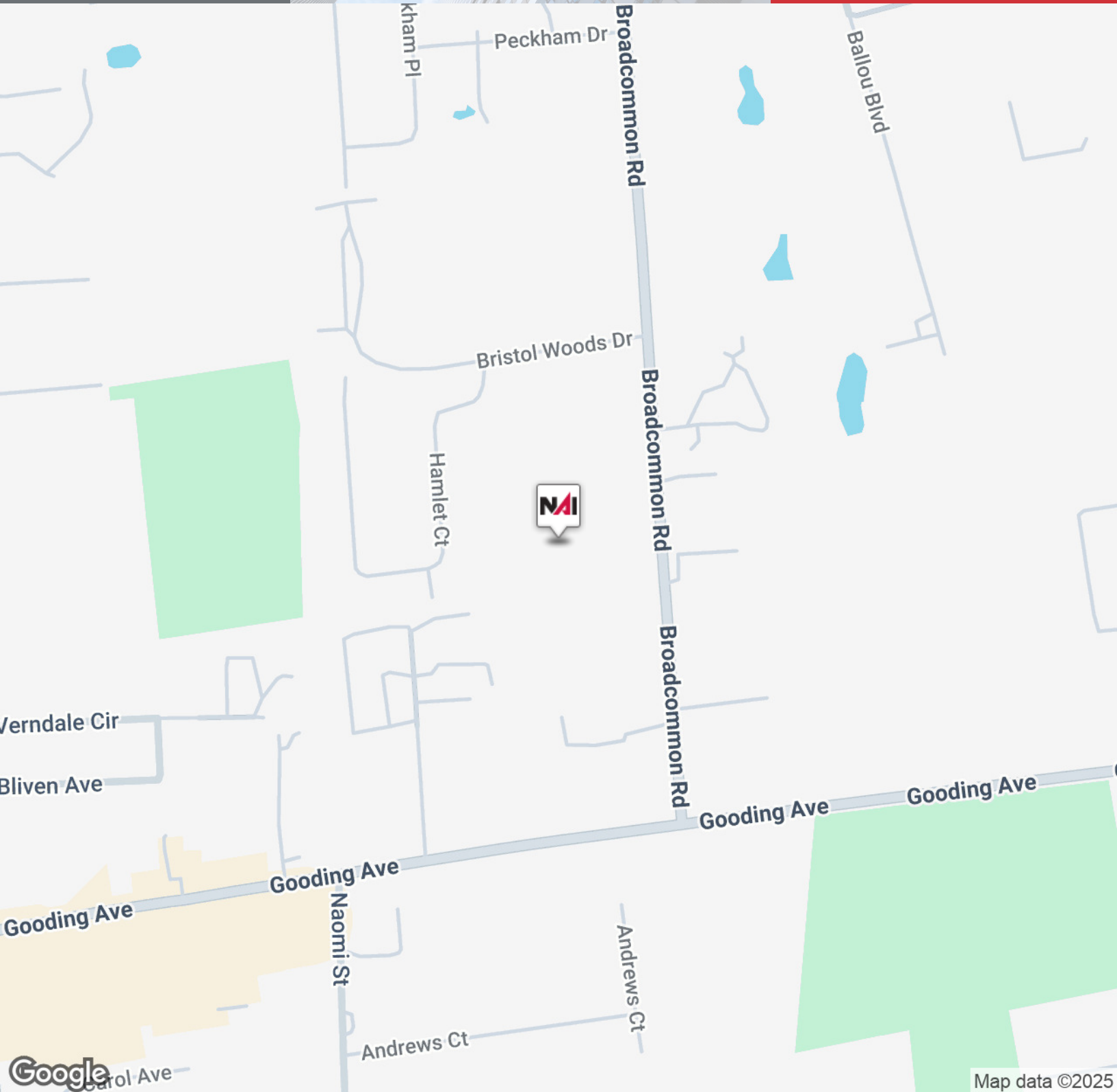
4,647 - 29,607 SF | \$12.50 SF/yr  
Industrial Space



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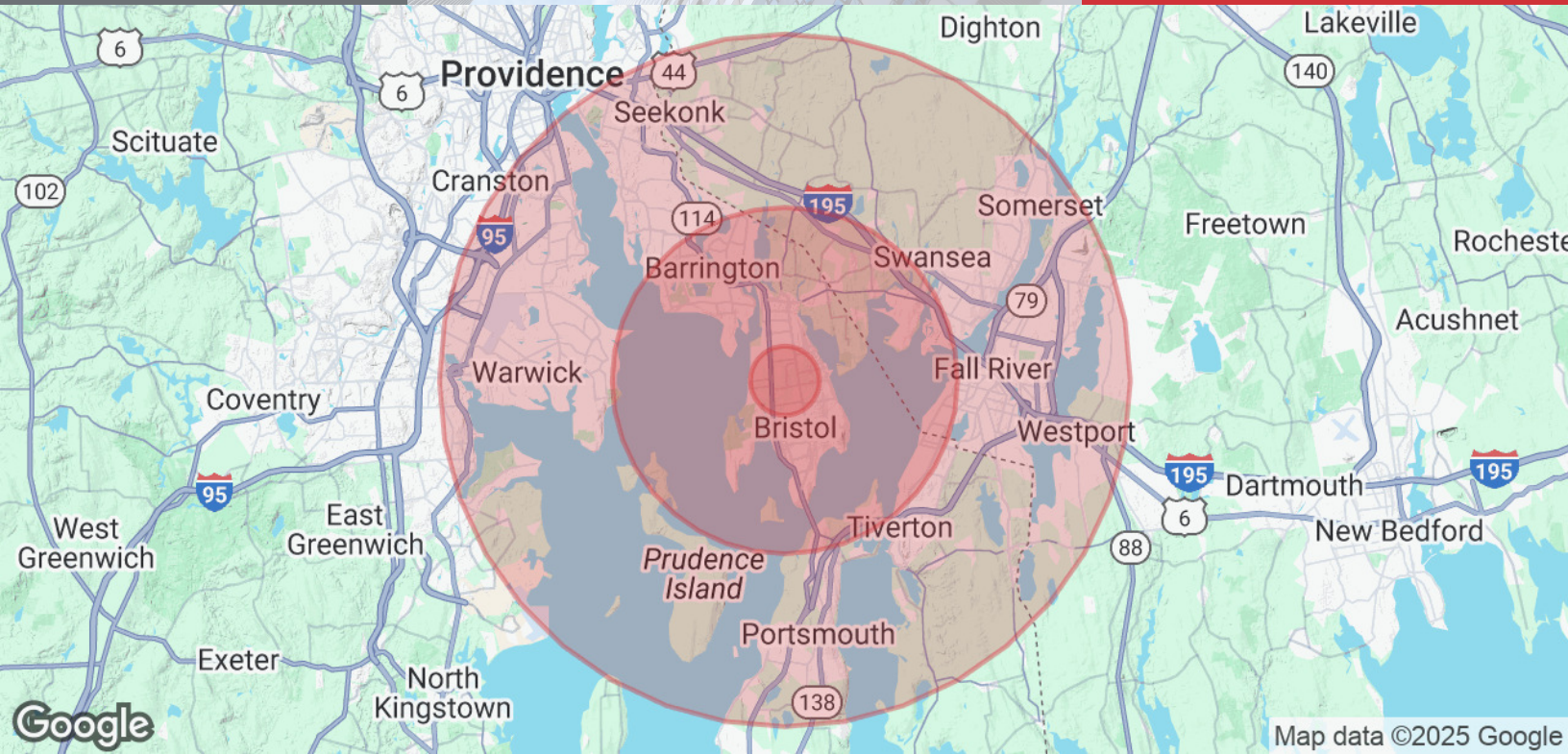
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### Population

	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	2,689	52,339	305,276
<b>Average Age</b>	45.0	41.9	41.0
<b>Average Age (Male)</b>	43.3	40.1	39.4
<b>Average Age (Female)</b>	47.4	43.8	42.5

### Households & Income

	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	1,023	20,539	125,086
<b># of Persons per HH</b>	2.6	2.5	2.4
<b>Average HH Income</b>	\$90,635	\$84,220	\$66,383
<b>Average House Value</b>	\$402,224	\$370,356	\$337,562

2020 American Community Survey (ACS)

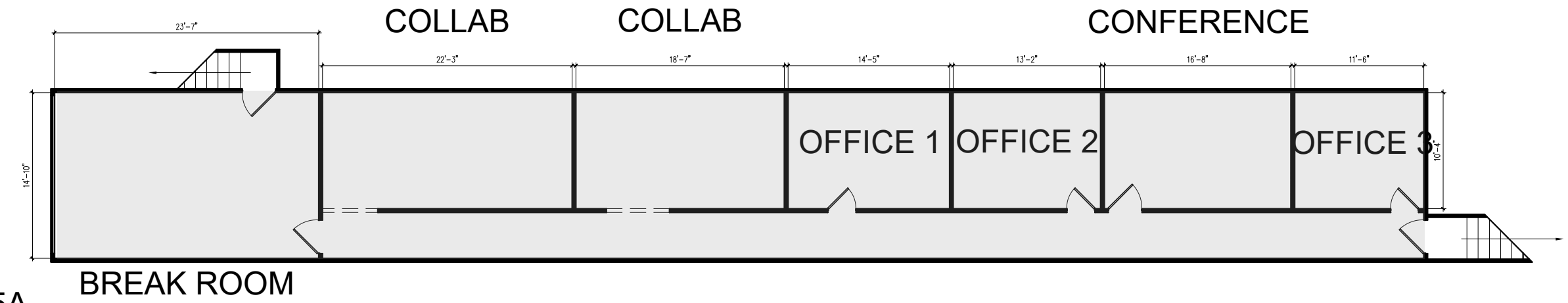
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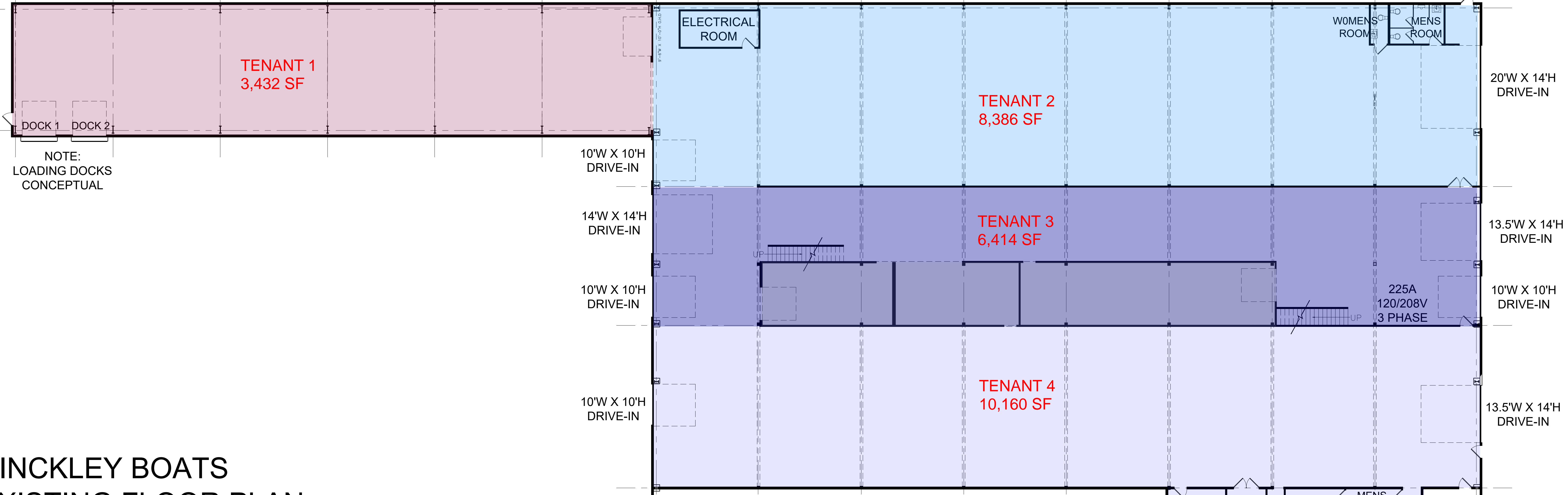
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MEZZANINE



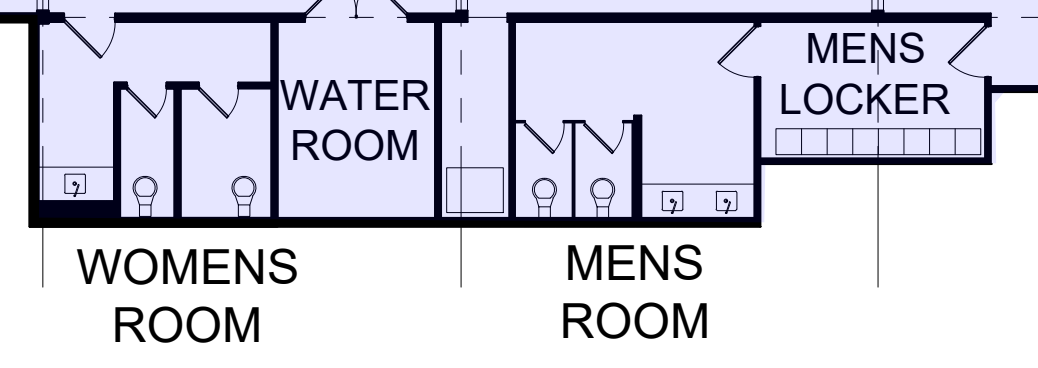
225A 120/208V 3 PHASE  
225A 408/277V 3 PHASE  
225A 120/208V 3 PHASE 225A 408/277V 3 PHASE



NOTE:  
LOADING DOCKS  
CONCEPTUAL

MAIN FLOOR

21'-0" TO BOTTOM OF DECK  
17'-8" TO BOTTOM OF BAR JOISTS  
16'-3" TO BOTTOM OF 1TON CRANES  
1 TON CRANE ON BOTTOM OF EVERY BEAM



HINCKLEY BOATS  
EXISTING FLOOR PLAN

28,392 SF GROUND FLOOR  
1,800 SF MEZZANINE