



**INDUSTRIAL  
SPACE FOR LEASE**

UP TO **223,250 SQUARE FEET**

Customizable Build-outs and Demisable to Fit Tenant Requirements

 383 Middle Street, Bristol, CT 06010

## PROPERTY SUMMARY

Sentry Commercial is pleased to offer for lease the Bristol Business Park, located at 383 Middle Street, Bristol, CT. The property has up to 223,250 square feet available, ideal for a variety of different industrial, flex, and office uses. This institutional-grade facility is under new ownership and offers new loading docks, upgraded lighting, and white-boxed interiors, providing a blank, customizable canvas. The property supports various configurations to meet tenant requirements. The 37-acre site delivers abundant trailer/fleet parking and outdoor storage, with a flexible floor plan that can be tailored to your operational needs. The Industrial Park (IP-1) zoning accommodates a wide range of uses, and the location offers excellent access to Route 72, I-84 and I-91, with all routes suitable for tractor-trailer traffic.

**Available SF:**

6,250 - 223,250 SF

*Demisable to Suit Tenant Requirements*

**Office SF:**

*To-Suit Tenant Specifications*

**Building Size:**

406,665 SF

**Lot Size:**

36.90 Acres

**Zoning:**

IP-1: Industrial Park Zone

**Clear Heights:**

17'

**Loading:**

45 Dock Positions (9' x 10')

*Drive-in configurations available; door sizes adjustable*

**Year Built:**

1960

**Year Renovated:**

2026

*Newly white-boxed with upgraded lighting, new loading, and exterior improvements*

**Lease Rate:**

\$6.95 NNN



## PROPERTY SPECIFICATIONS

**Lighting:**

New motion sensor LED high-bay lighting

**Column Spacing:**

36' x 36'

**Floors:**

6" reinforced concrete

**Roof:**

EPDM roof system

**Sprinkler:**

100% coverage, wet wipe system

**Air Conditioning:**

Office, available in warehouse space

**Power:**

7,200 Amps, 480V, 3-phase

**Backup Generators:**

(2) 1,000 KW + (1) 200 KW backup generators

**Gas Company:**

Eversource

**Electric Company:**

Eversource

**Water/Sewer Company:**

Municipal

**Car Parking:**

945 parking spaces

**Outdoor Storage and Fleet Parking:**

3+ acres of paved, lit and fenced yard

**Loading Docks:**

New loading docks, specifications to suit tenant



## KEY INCENTIVES & VALUE HIGHLIGHTS



### **80% Real Estate Tax Abatement for 5 Years**

*Qualified manufacturing, warehousing, distribution, bioscience, pharmaceutical, and related industry tenants are eligible for an 80% property tax abatement for five years through the Bioscience Enterprise Corridor Zone and Urban Jobs Program.*



### **Customizable & Easily Demisable Space**



### **Newly Renovated with Significant Capital Improvements**



### **Abundant Yard & Trailer Parking**

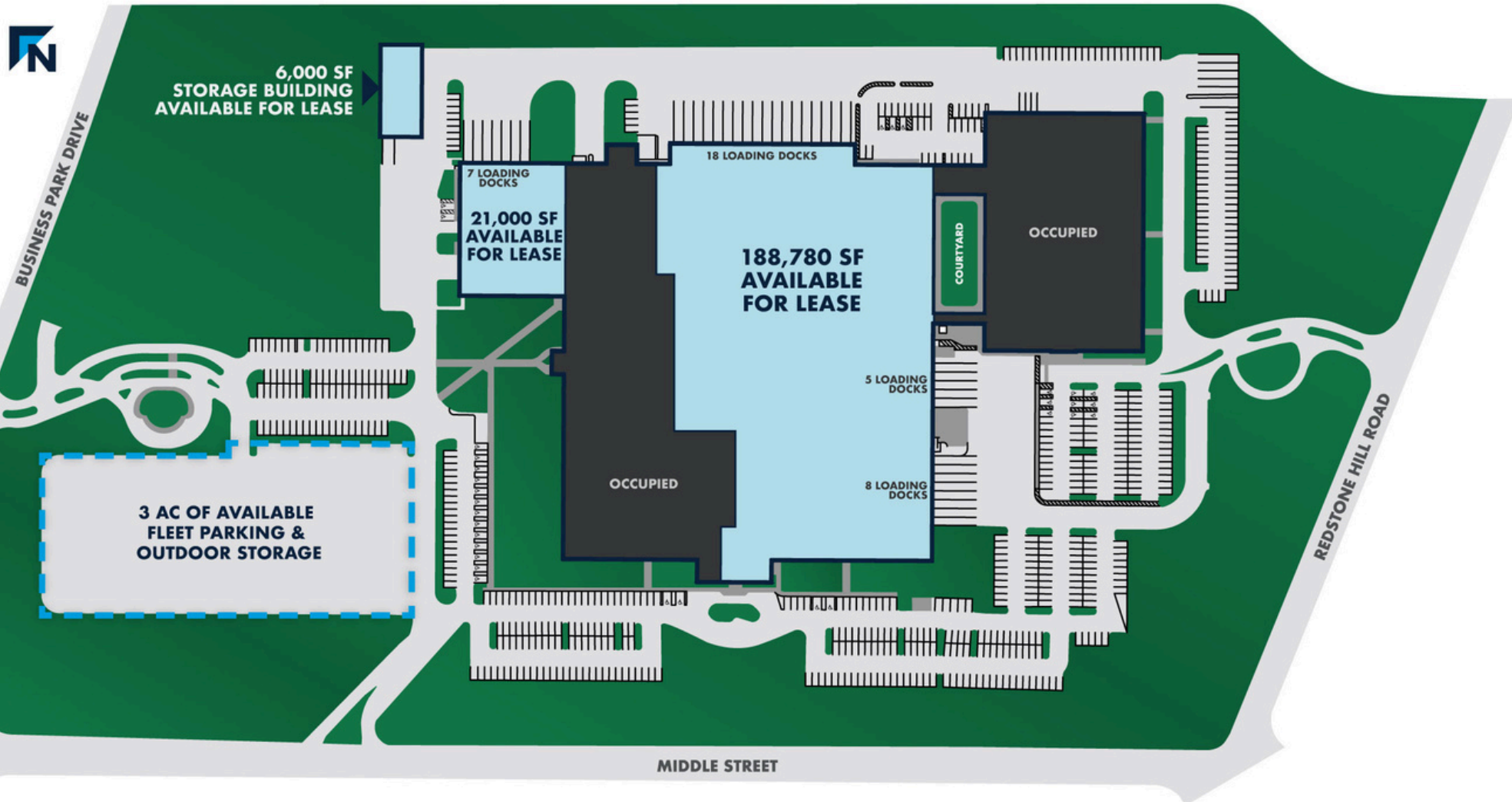
*Over 3 acres of paved, fenced and lit yard; ideal for outdoor storage and fleet parking.*



### **Rooftop Solar Providing Enhanced Energy Efficiency and Tenant Cost Saving**

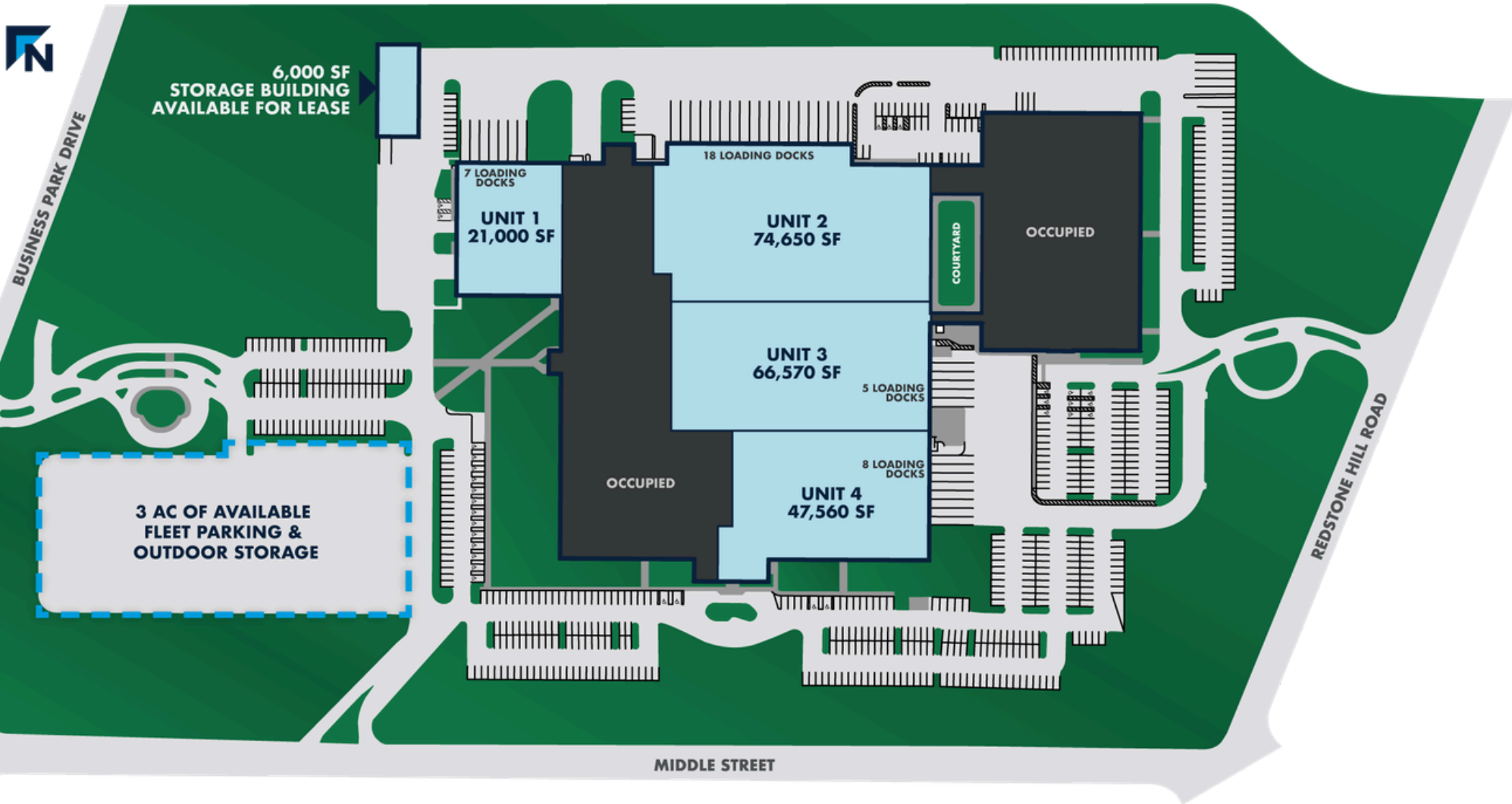
## SITE PLAN

Illustrative demising options shown; custom configurations available.



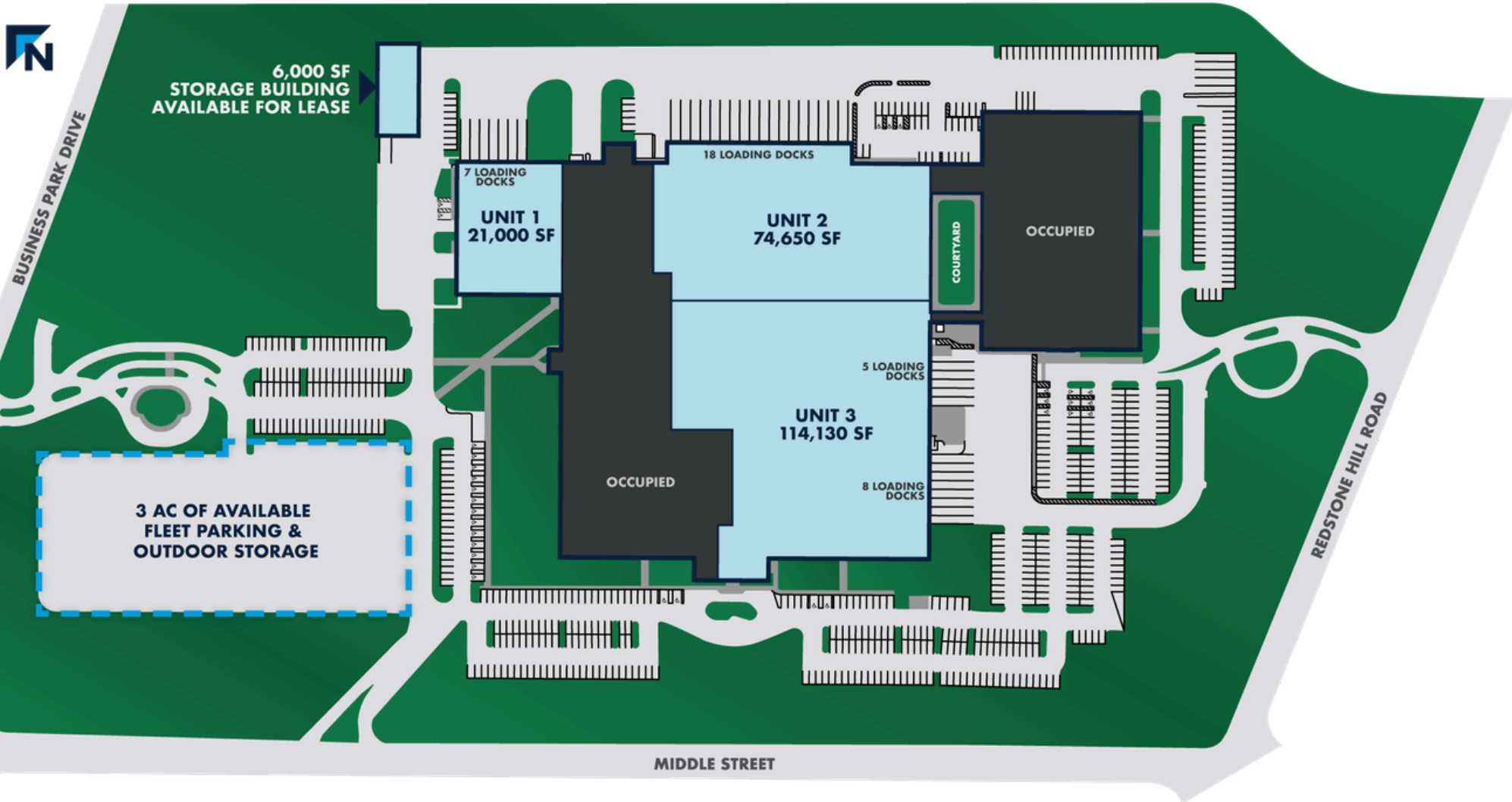
## DEMISING PLAN A

Illustrative demising options shown; custom configurations available.



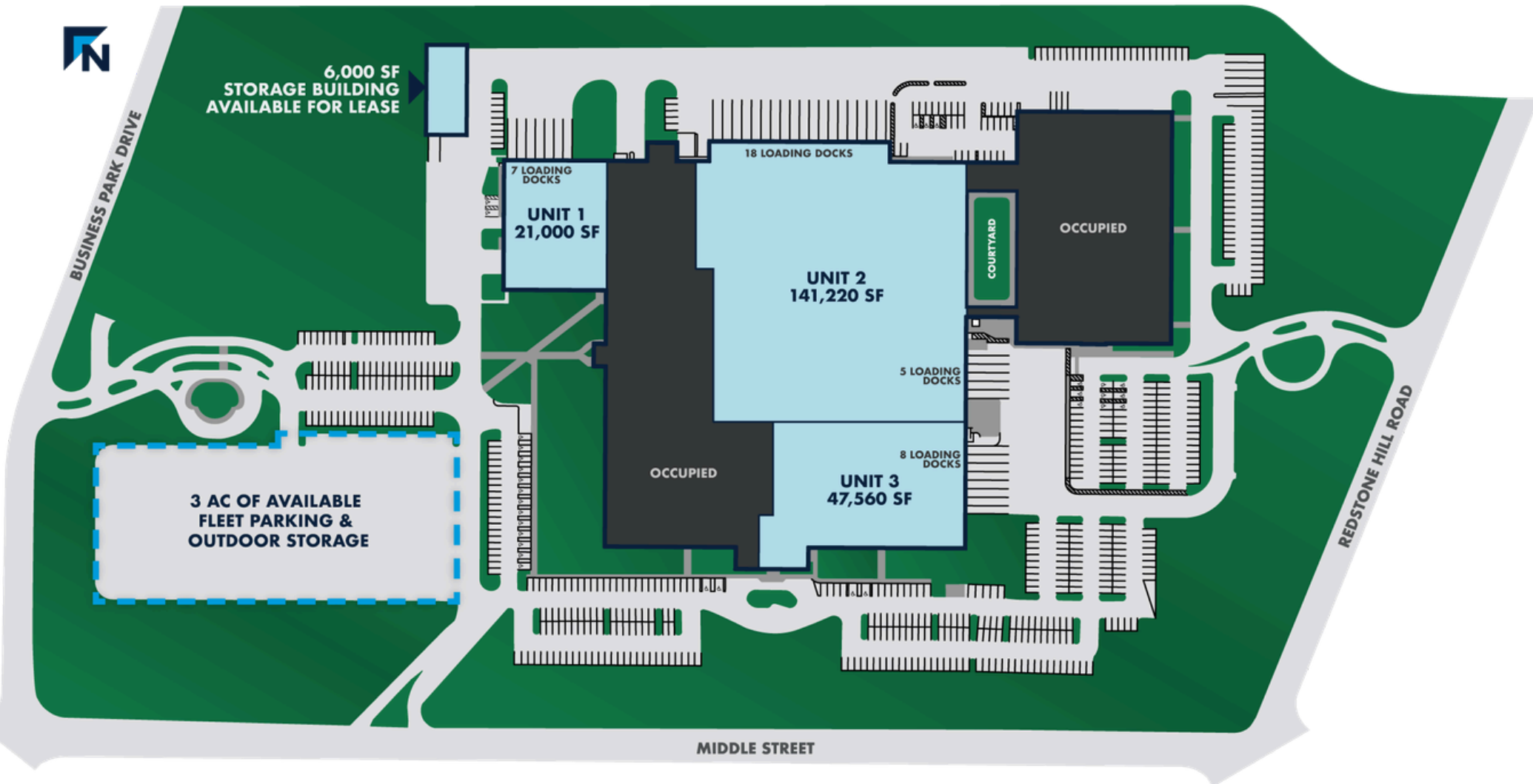
## DEMISING PLAN B

Illustrative demising options shown; custom configurations available.

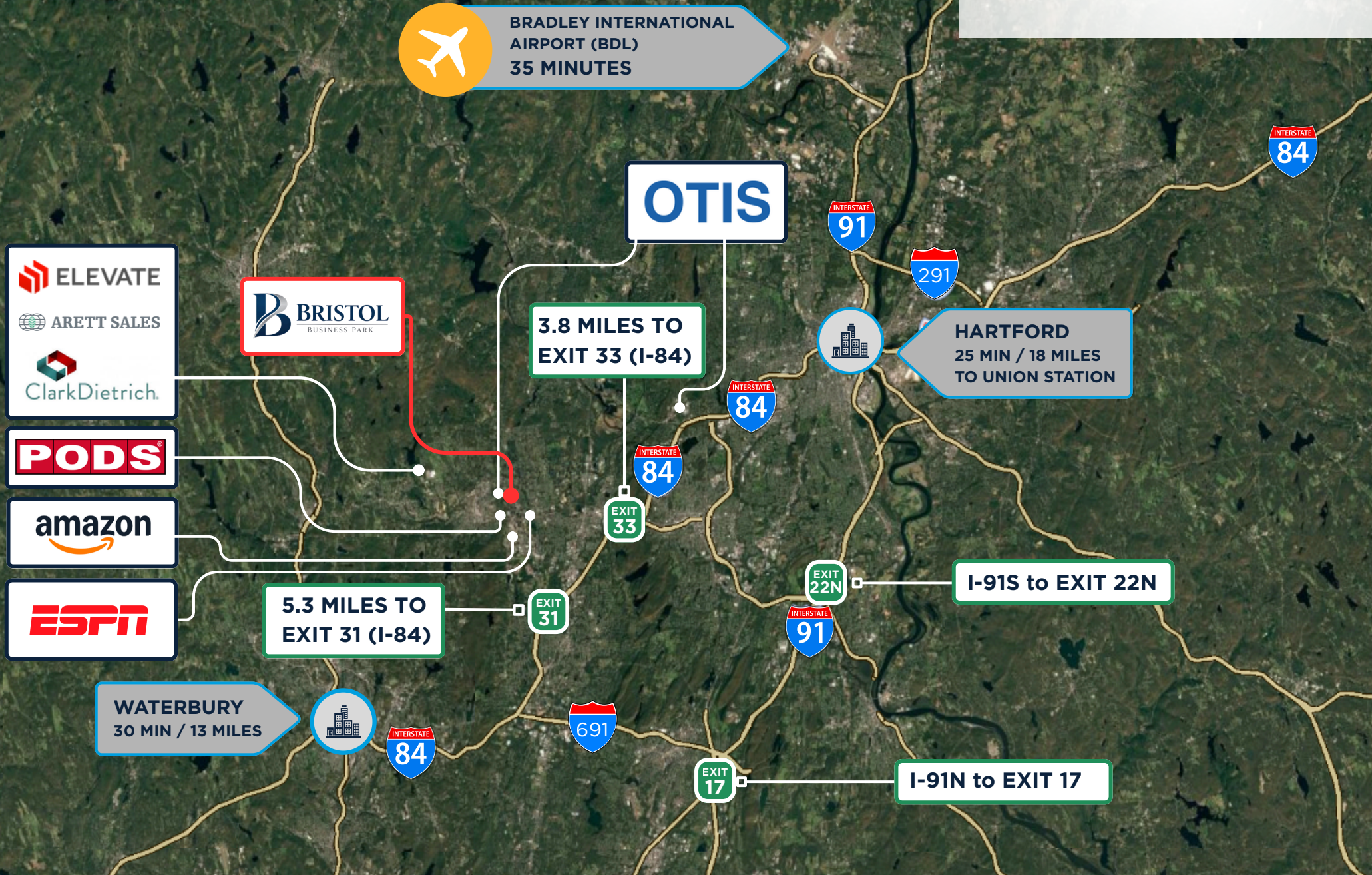


## DEMISING PLAN C

Illustrative demising options shown; custom configurations available.



# LOCATION OVERVIEW



383 Middle Street, Bristol, CT 06010



**CONTACT FOR  
LEASE INFORMATION**



**CLICK HERE FOR  
PROPERTY WEBSITE**



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