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Property Summary

Industrial For Lease

ADDRESS: 300 Broad Street
Bristol, CT 06010

Lease Rate: \$8.25 psf nnn



BUILDING

Total Square Feet: ±180,000
Available Sq. Ft. ±180,000
Will Subdivide to: ±180,000
Office Space: +6,000
Restrooms: Yes
Column Spacing: 42.5' x 50'
Loading docks: 4 existing 8x10
2 proposed 8x10
Drive-in-doors: 1 existing 12x15
5 proposed 15x15
Ceiling height: 18-22'
Roof type: Rubber Membrane
Construction: Brick and Mortar
Floor Thickness: 12"
Floor Type: Concrete
Year built: Fully Renovated 2025 (1948)

UTILITIES

Sewer Public/Septic: Sewer
Water Public/Well: Public
Electric Service: 13,800 Volts
Environmental Assessment: Yes

MECHANICAL EQUIPMENT

Office A/C: N/A
Shop A/C: N/A
Sprinklers: Yes
Office Heat: Yes
Shop Heat: Yes
Other: New LED lighting. New Heating System. Proposed Solar.

TAXES

Total Assessment: \$812,140
Next Reval: 2027
Mill Rate/Year: 33.75 / 2025-2026
Taxes: \$27,409.74

LAND

Area: ±24 acres
Zoning: Industrial
Coverage allowed:
Rail on site: Yes
Parking: 150 spaces

COMMENTS: A former Steel Plant located in Bristol, Connecticut is now available for lease. Perks include heavy power, access to rail, outside storage, and quick highway access. The property has been renovated from top to bottom in 2025 and will be ready for occupancy in Q1 of 2026. This large property presents 180,000 SF available for warehouse and distribution or manufacturing. Presented as a vanilla shell, ownership can configure the space and amenities to a user's specific needs. Special incentives are available from the City of Bristol and the State of Connecticut.