



# **FLEX SPACE FOR LEASE**

**597 Middle Street (Route 229)**  
**Bristol, CT**  
**7,078 SQUARE FEET**



## **PROPERTY INFORMATION:**

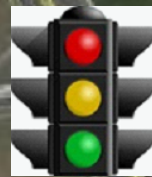
- Will subdivide to 3,528 SF or 3,550 SF
- Attractive single story brick building with abundant parking
- Near ESPN World Headquarters
- Convenient to/from I-84 at Exit 31, I-691 and Route 72
- 16' ceiling height
- 400 amp, 208 volt, 3 phase electric service
- Gas, warm air heating
- 4 Loading Docks
- **Flexible Zoning:** Industrial-Commercial with a variety of permitted uses that include: manufacturing, warehousing, general and medical office, fitness clubs and gyms, day-care and sit-down restaurants.

**RENTAL RATE: \$5.50 PSF NNN**

For more information, please contact:  
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**SUBJECT**  
597 Middle Street (Route 229)  
Bristol, CT





## **BUILDING INFORMATION**

### **597 Middle Street (Route 229) – Bristol, CT**

Building Address: 597 Middle Street (Route 229) Bristol, CT

Building Size: 24,038 SF Available Space: **7,078 SF**

Lease Term: Five years

Commencement Date: May 2019

Option Period: Available

Cost Per Square Foot: \$5.50 NNN for 7,078 SF  
\$5.75 NNN if subdivided

### **Other Tenant Expenses**

A. Taxes \$1.34 SF (current)

B. Insurance (Building) \$ .52 SF (current)

C. Snow Removal Yes

D. Electric, Gas Yes

E. Parking Maintenance Yes

### **Specifications of Available Space**

A. Electric Service 400 amp, 208 volt, 3 phase

B. Plumbing 2 lavs

C. Heating Warehouse – gas fired warm air furnace

D. Lighting Fluorescent

E. Offices +/- 900 SF

F. Loading Dock 4

G. Ceiling Height 16'

H. Insulation Building Walls & roof

I. Floor Capacity Reinforced concrete

J. Parking Lot Asphalt

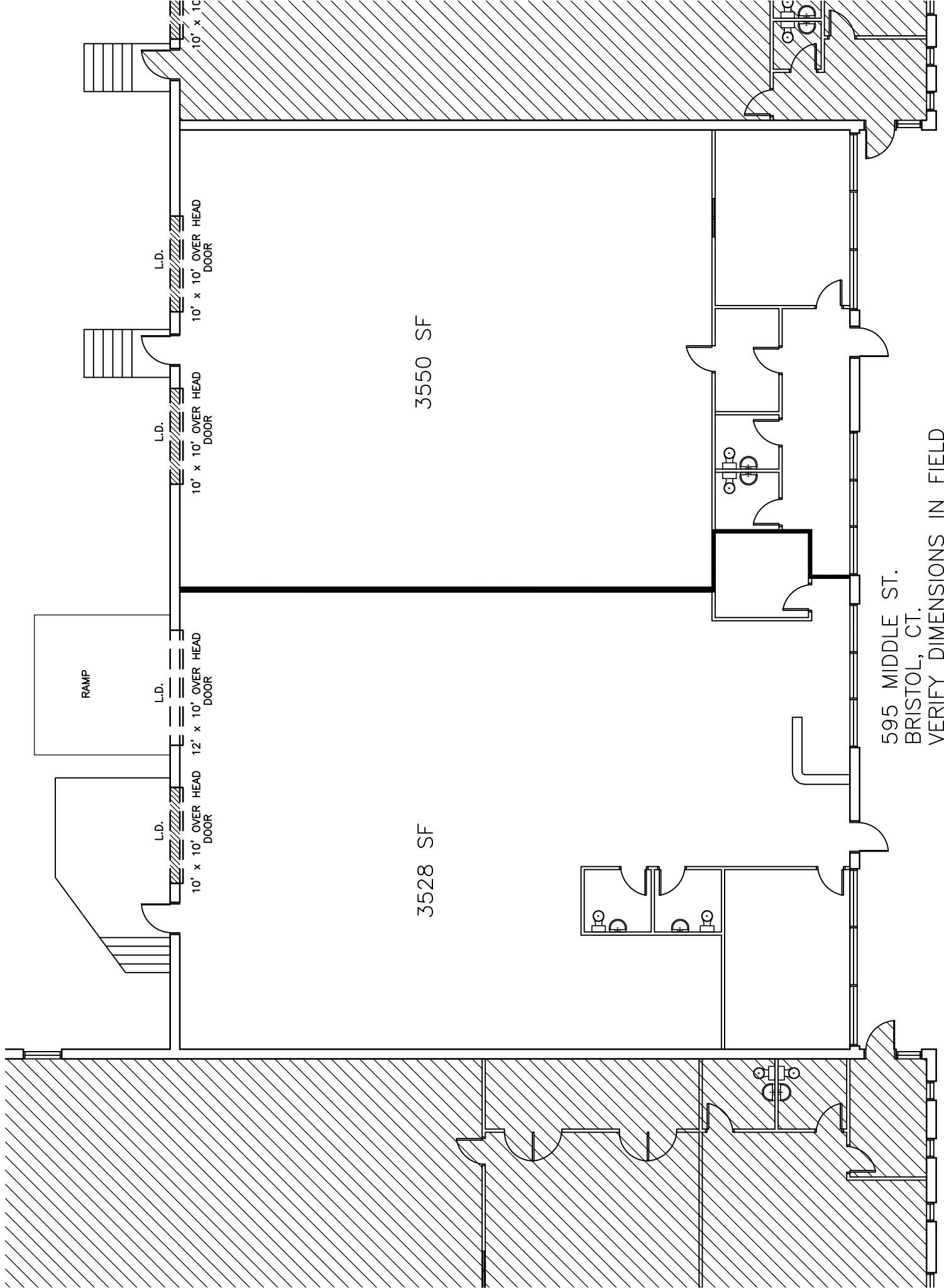
Miscellaneous:

Easy access to I-84, I-691 and Route 72

Located across from DoubleTree Hotel by Hilton

Subject to errors, omissions, prior lease or sale or withdrawal without prior notice.

January 2019



595 MIDDLE ST.  
BRISTOL, CT.  
VERIFY DIMENSIONS IN FIELD