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# Located in a modern business park setting with easy access to Route 8

## 360 Minor Street | Bristol, CT 06010

360 Minor Street is a 206,230 square foot modern high-bay warehouse facility situated on 23.59 acres with room for expansion in Bristol, CT.

### FEATURES

- 115,000 +/- SF for lease
- Subdividable to 30,000 SF
- 12 dock doors; 1 drive in door
- 22' clear height
- 40' x 40' column spacing
- 100% sprinklered
- Rail spur directly into building
- Concrete pad for trailer parking
- Easy access to Route 8
- Ample passenger parking
- 480 volts / 800 amps
- Possible enterprise zone benefits

### LEASE RATE:

**\$3.75** PSF NNN

### Contact:

**Philip Gagnon, SIOR**

Principal

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## Specifications

Total SF	206,230
Available SF	115,000+/-
Subdivide to	30,000+/-
Office Space	As Built
Loading Docks	22
Drive-in Door	1
Ceiling Height	22'
Year Built	1985
Land Area	23.59 acres
Zoning	Industrial
Parking	54 spaces

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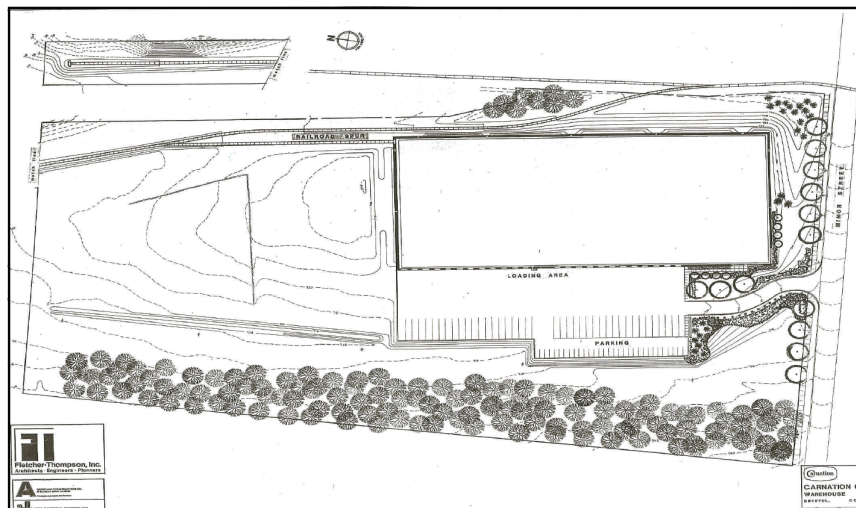
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SITE PLAN



FLOOR PLAN

