



**135 CROSS STREET  
BRISTOL, CT 06010**

**\$699,900**

**PRICE REDUCTION**

**17,792 SF AVAILABLE**

Sentry Commercial, as exclusive agent for the owner, is pleased to present 135 Cross Street, Bristol for sale. This 17,792 square foot industrial facility offers one dock, one drive, beams in place for cranes and 5,000 square feet of office space on 1.88 acres.

- Free standing industrial building
- One dock and one drive
- Office space can be recaptured for industrial space
- 100% air conditioned
- Economic incentives available

**Nick Pinto**  
860.384.4001  
pinto@sentrycommercial.com

# 135 CROSS STREET, BRISTOL CT

\$699,900

## BUILDING SPECIFICATIONS

Building Size: 17,792 SF

Office: 5,000 SF

Warehouse: 12,792 SF

Ceiling Height: 14' 6" - 18'

Docks: 1 (12' x 12')

Drives: 1 (12' x 12')

Roof: EPDM

Column Spacing: Clear span

Construction: Concrete block/metal

Year Built: 1964/2003

## MECHANICALS

Power: 600 amp, 208/120 volt, 3 phase

Heat: Gas

Air Conditioning: 100%

Lighting: Fluorescent

Sprinkler: Partial

## UTILITIES

Water/Sewer: City

Gas: Yes

Electric: Eversource

## LAND

Acres: 1.88

Parking: 30+

Rail: No

Zoning: Industrial

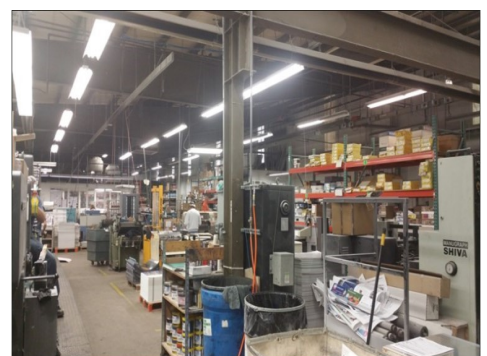
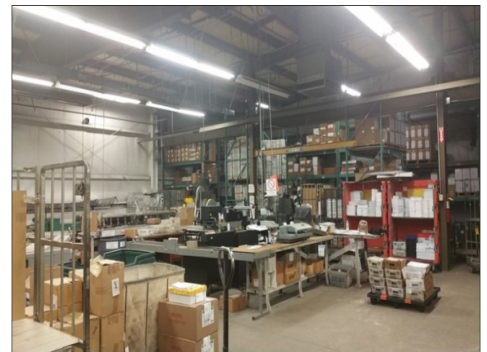
## TAXES

Taxes PSF: \$0.93

Assessment: \$457,870

Year Assessed: 2017

Mill Rate: 36.03



**SENTRY**  
COMMERCIAL

190 Trumbull St. Hartford, CT 06103  
860.528.0884

SENTRYCOMMERCIAL.COM