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## Colliers sells 300,000 s/f to Stillman Development International

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Bristol, CT 300 Broad St. a 300,000 s/f facility formerly owned by Theis Precision Steel USA Inc. has been sold to a division of Stillman Development International.

Nicholas Morizio SIOR, CRE, Keith Kumnick SIOR, and Sean Kumnick of Colliers International represented the seller.

300 Broad St. includes three buildings and yard space:

- The first building presents 175,000 s/f of potential manufacturing and distribution space with 18-foot ceiling heights, rail siding, and heavy power. The first building has four docks with the potential for additional docks and drive-in doors.
- A second building of 100,000 s/f has 22 to 26-foot ceiling heights, large drive-in doors, heavy

power, and interior rail siding.

- A third building contains 25,000 s/f with heavy power and drive-in doors.

The facility also has available yard space available along a rail spur serviced by Pan Am Southern Railroad. An acquisition of Pan Am Southern is being pursued by CSX with approval set for later this year.

Plans for the Bristol property include repaving, repainting, replacing floors, and roof replacement. In the future, Stillman Development envisions a solar array for the building in order to offset the property's carbon footprint. Work has begun immediately on these efforts to prepare a facility that brings jobs and economic prosperity back to Bristol.

Stillman Dev. was founded by Roy Stillman in New York in 2000. Stillman is a third-generation real estate developer with nearly 40 years in real estate development. Last year, Stillman Development acquired 1170 Main St. in Newington.

Working with municipal, state, and federal partners, Stillman Dev. will be pursuing different grants and programs available to make 300 Broad St. an example for Connecticut.

Stillman said, "We look forward to upgrading and modernizing the infrastructure, so that it will be an employment center in the City of Bristol. We are working closely with local, regional, and state governments, as well as the business community to make a vacant facility into a modern, efficient, and environmentally friendly facility that will be a source of pride for the community."

Nicholas Morizio and Sean Kumnick have been retained to lease the property.

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