

# FOR SUBLEASE | 7,300± SF R&D LAB SPACE

## FULLY BUILT OUT LAB SPACE IN BRANFORD BUSINESS PARK

21-23 Business Park Drive, Branford, CT 06405

SUBLEASE RATE: Call Listing Broker | Sublease Term Expires 11/8/2025

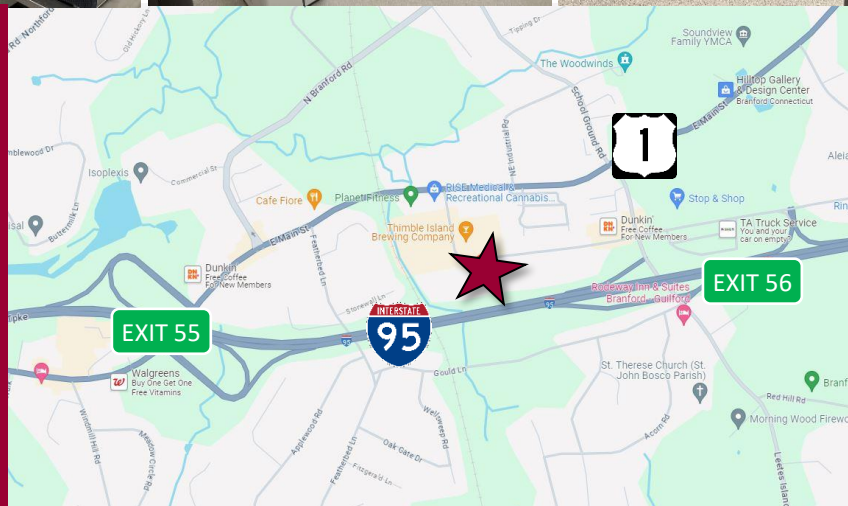


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- Full Chemistry Lab Buildout
- 5 Bench Top Hoods
- 2 Walkin Hoods
- 1 Low Bench Hood
- Securall Chem Storage
- Backup Power Generator
- Lab Ovens
- Buschi Rotovapors
- Buchi Heating Bath + Pump
- Bruker Ascend 400 NMR
- Full Equip. List Available

For more information contact: Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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### BUILDING INFORMATION

GROSS BLDG AREA 35,940± SF  
AVAILABLE AREA 7,300± SF  
WILL SUBDIVIDE TO 7,300± SF  
OFFICE AREA 10 Offices  
NUMBER OF FLOORS 1  
CLEAR HEIGHT 15±  
DRIVE-IN DOORS 1 Delivery Door  
CONSTRUCTION Masonry and Steel  
ROOF TYPE Flat Membrane  
YEAR BUILT 1983

### SITE INFORMATION

SITE AREA 4.70 Acres  
ZONING IG-2  
PARKING Open Parking  
SIGNAGE Pylon  
VISIBILITY Excellent – Industrial Park  
HWY ACCESS I-95

### EXPENSES

RE TAXES ☒ Tenant ☐ Landlord  
UTILITIES ☒ Tenant ☐ Landlord  
INSURANCE ☒ Tenant ☐ Landlord  
MAINTENANCE ☒ Tenant ☐ Landlord  
JANITORIAL ☒ Tenant ☐ Landlord

### DIRECTIONS

I-95 Exit 56 to Branford  
Business Park

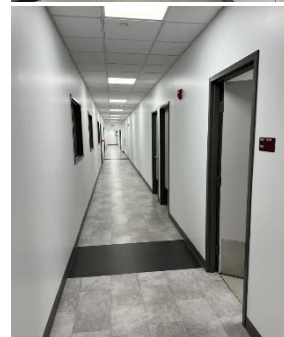
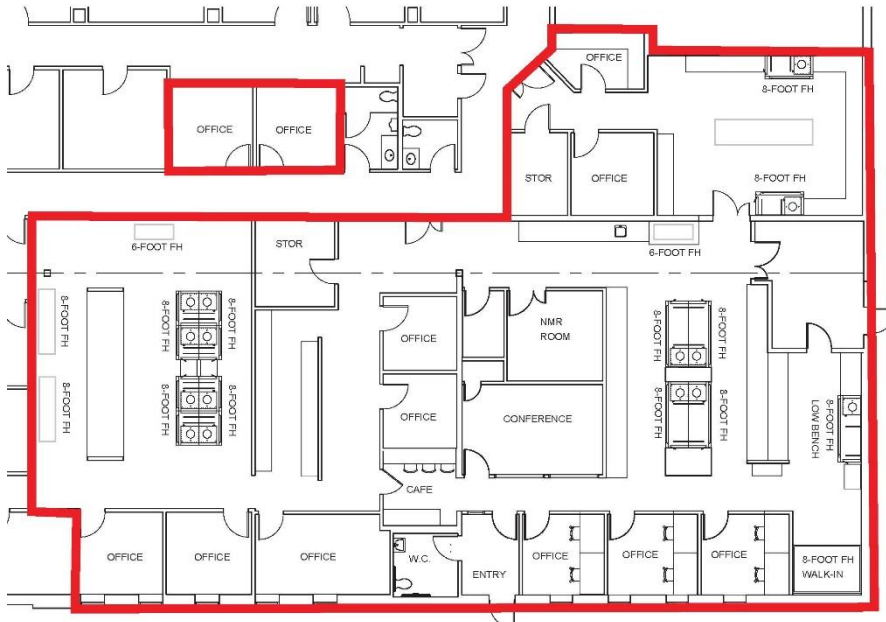
### MECHANICAL EQUIPMENT

AIR CONDITIONING Full A/C Heavy Air Chages  
TYPE OF HEAT Gas  
SPRINKLERED Yes  
ELECTRIC SERVICE Central Air

### UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Public Connected

**COMMENTS** O,R&L Commercial is pleased to present 7,300± SF of R&D Lab space for Lease, fully fit-out including: Bench top Chem Hoods, Walk in Hoods, benches, lab ovens, fully equipped Chemical lab. Full list of equipment available. The space is available in a multi-tenanted professionally managed building with great parking, 15 minutes to Yale University, 10 minutes to Tweed Airport.



### Property Highlights

- Professionally Managed
- Multi-Tenanted Building
- 15 Minutes to Yale University
- 10 Minutes to Tweed Airport
- Great Workforce
- Great Parking
- Many area amenities



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