

FOR LEASE | 20,143± SF FLEX / INDUSTRIAL / BIOTECH SPACE FULL BUILDING AVAILABILITY ON 1.45± ACRES

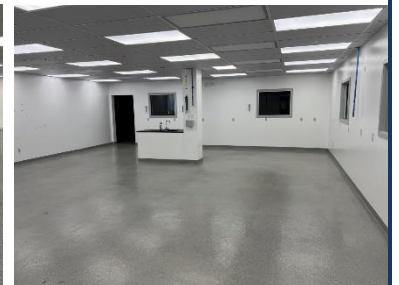
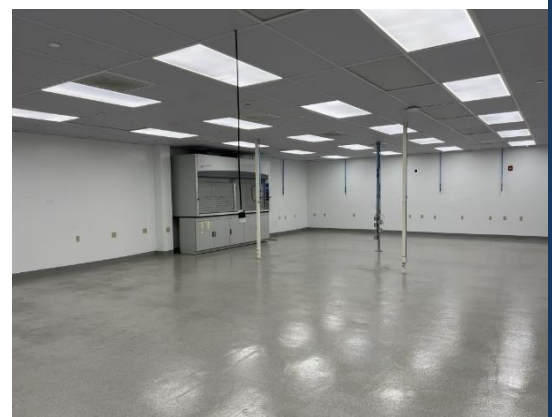


16 Commercial Street, Branford, CT 06405

LEASE RATE: \$17.50/SF NNN

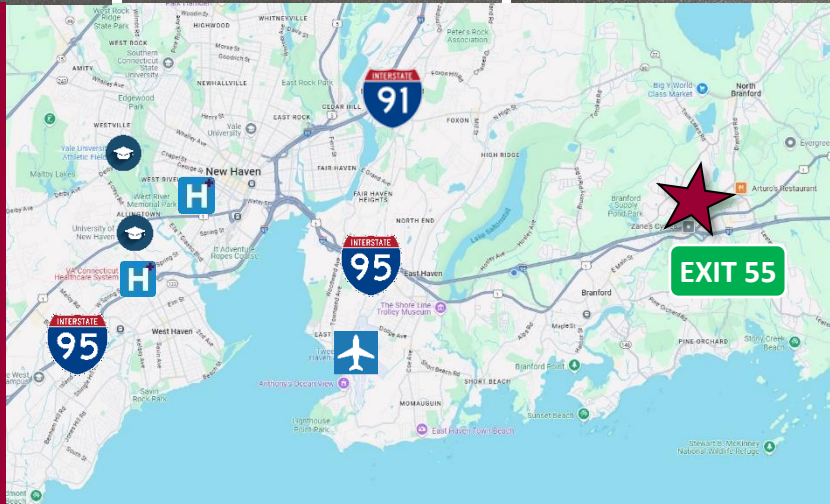
Ranked in Top 50
Commercial Firms in U.S.

VIRTUAL TOUR!



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Property Highlights

- 20,143± SF Flex / Industrial / Biotech Building for Lease
- 1 Loading Dock
- Clean Room / Negative Pressure
- Iso-7 (30) Airchanges/per hour
- (2) Walk-in Refrigerator / Freezers
- 100% Sprinklered
- (2) Diesel Generators
- Convenient Access to I-95
- Close Proximity to Yale University, New Haven Hospitals (YNHH), & Tweed Airport
- **VIRTUAL TOUR**

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Samuel Crampton 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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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FULL BUILDING AVAILABILITY ON 1.45± ACRES

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BUILDING INFORMATION

GROSS BLDG AREA	20,143± SF
AVAILABLE AREA	20,143± SF
WILL SUBDIVIDE TO	20,143± SF
OFFICE AREA	8,000± SF
CLEAN ROOM	1,000± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	14'
LOADING DOCKS	1 (8x10) with Leveler
CONSTRUCTION	Masonry
ROOF TYPE	Membrane
YEAR BUILT	1977/2013/2016

SITE INFORMATION

SITE AREA	1.45± Acres
ZONING	IG-2
PARKING	Open, 46 Spaces
SIGNAGE	Monument
VISIBILITY	Excellent
FRONTAGE	200.15 Feet
HWY ACCESS	I-95

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	Yes, 100% Wet
ELECTRIC SERVICE	(1) 1200amp, (1) 800amp, 3 phase
GENERATOR	(2) Backup Diesel Generators

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

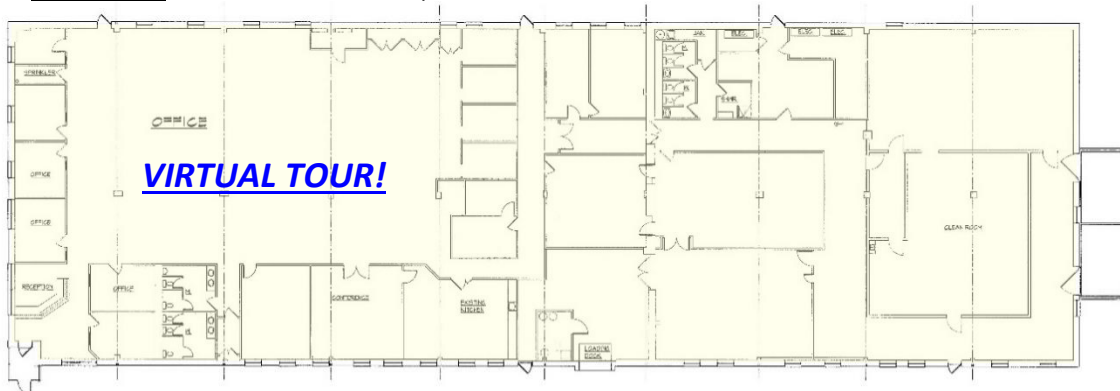
TAXES

ASSESSMENT	\$1,648,900 (new 2025)
MILL RATE	30.48 (July 2025 TBD)
TAXES	\$28,949.90 (2024)



COMMENTS O,R&L Commercial is pleased to offer 20,143± SF of Flex / Industrial / Biotech space for Lease located at 16 Commercial Street in Branford. The space, suitable for manufacturing or Biotech, includes clean room space with negative air pressure, Iso-7 (30) airchanges/per hour, (2) walk-in refrigerator/freezers, 100% sprinklered, 14' ceiling heights, 1 loading dock, and (2) diesel generators. The property has open parking for 46 cars, is in a great location with convenient access to I-95, and is in close proximity to Yale University, New Haven Hospitals (YNHH) and Tweed Airport.

DIRECTIONS I-95 to Exit 55 to US-1 / East Main Street to North Branford Road to Commercial Street



Property Highlights

- Flex / Industrial / Biotech Building for Lease
- 20,143± SF Available
- 1 Loading Dock
- Clean Room / Negative Pressure
- Iso-7 (30) Airchanges/per hour
- (2) Walk-in Refrigerator / Freezers
- 100% Sprinklered
- (2) Diesel Generators
- Convenient Access to Highways
- Close Proximity to Yale University, New Haven Hospitals (YNHH), & Tweed Airport



FIND US ON



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