

FOR LEASE | 32,000± SF (DIVISIBLE) PREMIER OFFICE SPACE

OPEN CONCEPT, MULTIPLE OFFICES, DIRECTLY OFF I-95 AT EXIT 56

15 Northeast Industrial Rd, Branford, CT 06405

LEASE RATE: \$15.00/SF Modified Gross + Utilities



Ranked in Top 50
Commercial Firms in U.S.



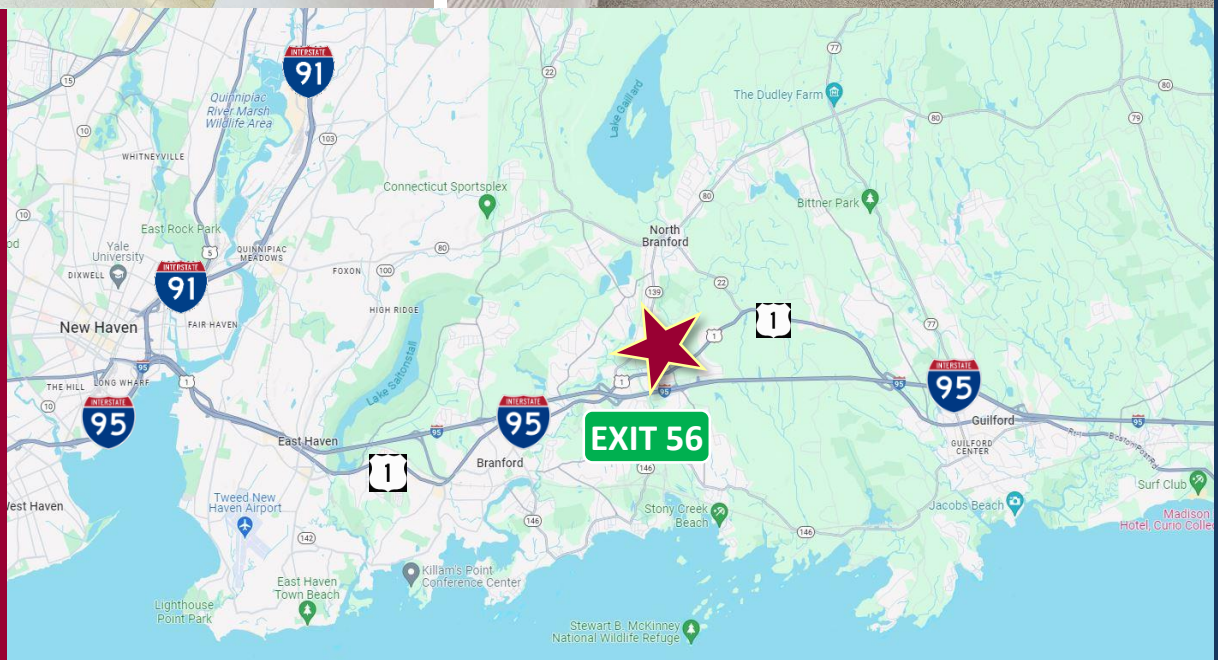
BEAUTIFUL, AMENITY-RICH, GROUND LEVEL OFFICE SPACE

[CLICK HERE to Virtually Tour](#)



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Scan the QR Code below with
the camera on your smart
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notifications.



For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Toby Brimberg | 203-640-5575 | tbrimberg@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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BUILDING INFORMATION

GROSS BLDG AREA	38,930± SF
AVAILABLE AREA	32,000± SF
WILL SUBDIVIDE TO	1,500± SF
NUMBER OF FLOORS	1
LOADING DOCKS & DRIVE-IN DOORS	Can be added if needed, Previously Existed
CONSTRUCTION	Masonry & Steel
ROOF TYPE	T&G / Rubber
YEAR BUILT	1970

SITE INFORMATION

SITE AREA	2.53± Acres
ZONING	IG-2
PARKING	5/1,000
SIGNAGE	Building / Entranceway
VISIBILITY	From Route 1
HWY ACCESS	I-95, Exits 55 & 56

EXPENSES

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

TAXES

ASSESSMENT	\$2,152,900
MILL RATE	29.89
TAXES	\$64,350.18 (\$1.65/SF/YR)

MECHANICAL EQUIPMENT

HVAC	Central Heating & Cooling
SPRINKLERED	100% Wet

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes



COMMENTS O,R&L Commercial is pleased to offer 32,000± SF (divisible to 1,500± SF) of beautiful, amenity-rich, ground level Office space for Lease in Branford, CT. Located almost immediately off of Exit 56 on I-95, the office is easily accessible from a wide radius – East & West on I-95; North & South on CT Routes 139 & 22; & only 7 miles from the I-91 connection to Hartford. The property includes a large parking lot with ample parking (5 spaces / 1,000 SF). High-end finishes, large windows, & tall ceilings create a comfortable atmosphere. Multiple large conference rooms, multiple well located bathrooms, multiple spacious & abundant cafeterias and breakroom, fitness room with showers & changing rooms, outdoor patio and break area.

DIRECTIONS I-95 to Exit 56 to Leetes Island Road to East Main Street (Route 1) to Northeast Industrial Road

Property Highlights

- Beautiful, Amenity-Rich, Ground Level Office Space
- **32,000± SF Available**
- **Divisible to 1,500± SF**
- Multiple Conference Rooms & Offices
- Multiple Cafeterias & Breakrooms
- Fitness Room & Showers
- Outdoor Patio Area
- Parking: 5/1,000
- Great Location, Directly off Highway, I-95 Exit 56
- Close proximity to Route 1



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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