

FOR SALE | 21,192± SF LIGHT INDUSTRIAL WAREHOUSE BUILDING
FOR LEASE | 10,692± SF AVAILABLE | 1 DOCK & 1 DRIVE-IN DOOR



2 Commerce Drive, North Branford, CT 06471

SALE PRICE: \$1,999,999 | LEASE RATE: \$7.95/SF NNN

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 21,192± SF Light Industrial Warehouse Building Located on 2.07± Acres for Sale
- 10,692± SF For Lease August 2024
- Available Space has:
 - 1,500± SF Office space
 - 1 Loading Dock
 - 1 Drive-in Overhead Door
 - 1 Garage Door on the Shed Addition
- Potential for 2nd Dock
- 3 Drive-in Overhead Doors total in Building
 - (2) 8x8 Feet & (1) 10x10 Feet
- New Load Leveler
- 8' to 18' Ceiling Heights
- Roof is Ideal for Solar
- New 20-ton HVAC - Half of Building
- 2nd 20-ton HVAC to be Installed Soon
- 400+ Feet of Frontage on Route 22/80

For more information contact: **Will Braun | 203-804-6001 | wbraun@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 | 21,192± SF |
| AVAILABLE AREA | 10,692± SF (August 2024) |
| WILL SUBDIVIDE TO | 10,692± SF |
| MAX AVAILABLE | 10,692± SF |
| OFFICE AREA | 1,500± SF each side approx. |
| OCCUPANCY | 50% Leased |
| NUMBER OF FLOORS | 1 |
| CEILING HEIGHTS | 8'- 18' |
| LOADING DOCKS | 1 – potential for 2nd |
| DRIVE-IN DOORS | 3 (8X8' & 10x10') |
| CONSTRUCTION | Steel |
| ROOF TYPE | Metal, Tin |
| YEAR BUILT | 1980 |

MECHANICAL EQUIPMENT

| | |
|------------------|---|
| TYPE OF HEAT | Gas, Hot Air |
| ELECTRIC SERVICE | Two Meters, 3 phase 600amp each side |

UTILITIES

| | |
|-------|------------------|
| SEWER | Sewer |
| WATER | Public Connected |
| GAS | Yes |

SITE INFORMATION

| | |
|--------------------|-------------------------------|
| SITE AREA ZONING | 2.07± Acres I-2 |
| PARKING | Open Large Lot |
| SIGNAGE | Building |
| VISIBILITY | Excellent |
| FRONTAGE | 400+ Feet – on Route 22/80 |
| HWY ACCESS | I-95 |
| TRAFFIC COUNT | 19,193± - Route 22/80 |

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 | \$595,000 |
| MILL RATE | 34.5 |
| TAXES | \$20,539.40 |

DIRECTIONS

Route 80 or Route 22 to
Commerce Drive

COMMENTS

21,192± SF Industrial Warehouse building for Sale or Lease located at corner of Commerce Drive and Foxon Road (Route 22/80). There is 10,692± SF available for Lease with 1,500 SF of office space, 1 loading dock, 1 drive-in door overhead door, & 1 garage door on the shed addition. There is potential for a 2nd dock in the building, and there are 2 additional drive-in doors in the leased area. The building has a new load leveler, 8–18' ceilings, the roof is ideal for solar panels, new 20-ton HVAC in half of building with 2nd 20-ton HVAC to be installed soon, 2 meters in each of the 10,000± SF spaces with 3 phase power – 600amps on each side. The property has 400+ feet of frontage on Route 22/80 and is situated on 2.07± acres with ample parking.

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- **10,692± SF For Lease August 2024**
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