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.











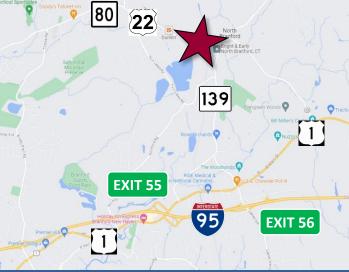




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Property Highlights

- 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
 - o 1 Loading Dock
 - o 1 Drive-in Overhead Door
 - o 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

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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 1-95

TRAFFIC COUNT 19,193± - Route 22/80

EXPENSES

RE TAXES ☑ Tenant ☐ Landlord

UTILITIES ☑ Tenant ☐ Landlord

INSURANCE ☑ Tenant ☐ Landlord

MAINTENANCE ☑ Tenant ☐ Landlord

JANITORIAL ☑ Tenant ☐ Landlord

TAXES

ASSESSMENT \$595,000

MILL RATE 34.5

TAXES \$20.539.40

DIRECTIONS Route 80 or Route 22 to Commerce Drive

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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 20ton 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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