

FOR LEASE | 24,000± SF (DIVISIBLE) INDUSTRIAL / FLEX BUILDING

BRANFORD BUSINESS CENTER | IMMEDIATELY ON/OFF I-95

30 East Industrial Road, Branford, CT 06405

LEASE RATE: \$8.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

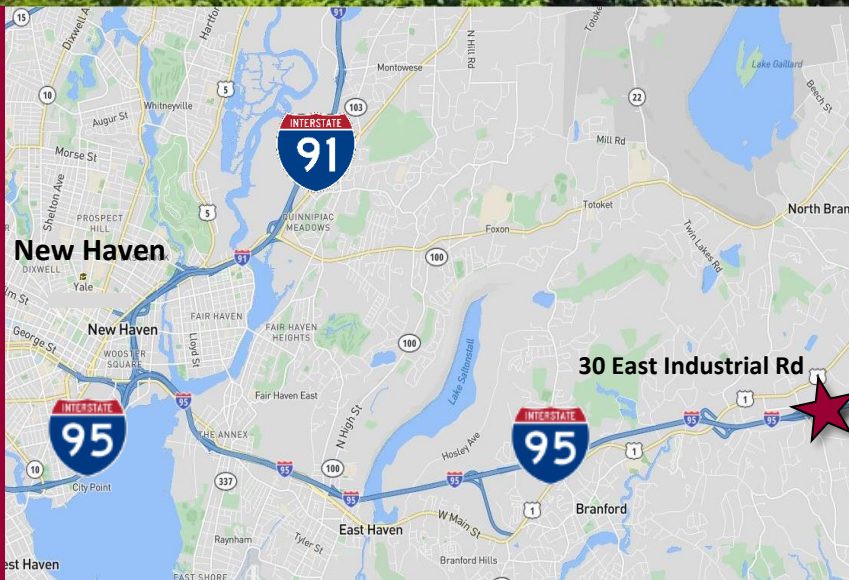


Virtual Tour



STAY UP TO DATE ON
OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- Branford Business Center
- 120,000± SF Flex building complex
- 24,000± SF For Lease
- Divisible to 12,000± SF
- (2) 12' OH Drive-in Doors
- 2 Loading Docks
- 15'6" Clear Ceiling Heights
- 3,000± SF Built-out Office Space
- Parking 4/1,000
- Excellent visibility
- On/Off I-95 at Exit 56
- 15 Minutes to New Haven

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.

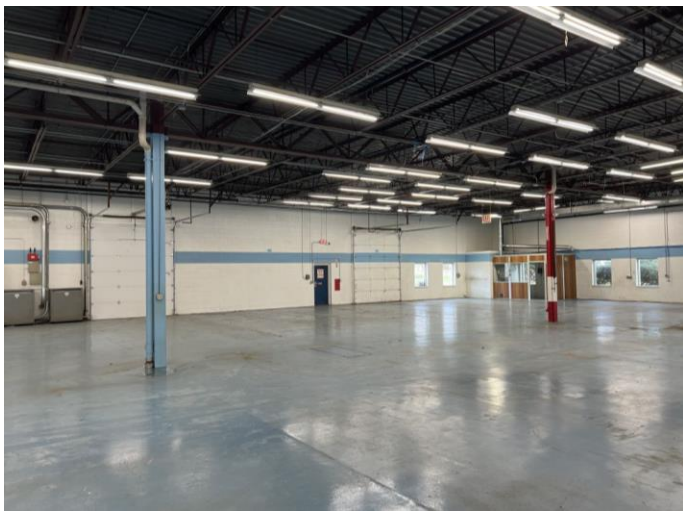
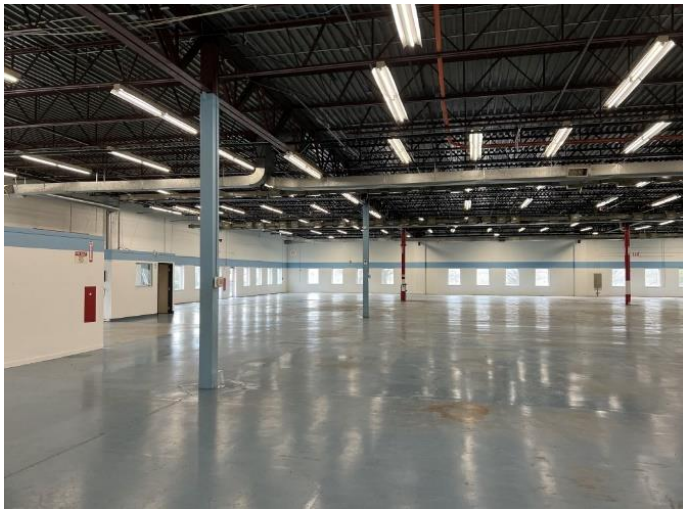
FOR LEASE | 24,000± SF (DIVISIBLE) INDUSTRIAL / FLEX BUILDING BRANFORD BUSINESS CENTER | IMMEDIATELY ON/OFF I-95



30 East Industrial Road, Branford, CT 06405

LEASE RATE: \$8.50/SF NNN

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Branford Business Center
- 120,000± SF Flex building complex
- 24,000± SF For Lease
- Divisible to 12,000± SF
- (2) 12' OH Drive-in Doors
- 2 Loading Docks
- 15'6" Clear Ceiling Heights
- 3,000± SF Built-out Office Space
- Parking 4/1,000
- Excellent visibility
- On/Off I-95 at Exit 56
- 15 Minutes to New Haven

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



FIND US ON



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.

FOR LEASE | 24,000± SF (DIVISIBLE) INDUSTRIAL / FLEX BUILDING

BRANFORD BUSINESS CENTER | IMMEDIATELY ON/OFF I-95

30 East Industrial Road, Branford, CT 06405

LEASE RATE: \$8.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLDG AREA 24,000± SF
 AVAILABLE AREA 24,000± SF
 WILL SUBDIVIDE TO 12,000± SF
 NUMBER OF FLOORS 1
 DRIVE-IN DOORS (2) 12' OH DI Doors
 LOADING DOCKS 2 Loading Docks
 CEILING HEIGHTS 15'6" Clear
 CONSTRUCTION Masonry Block
 ROOF TYPE T&G/Rubber
 YEAR BUILT 1985

SITE

SITE AREA 8.29 acres
 ZONING IG-2
 PARKING 4/1000 ratio
 SIGNAGE Monument Sign
 VISIBILITY Excellent
 HWY ACCESS Immediately on/off I-95

UTILITIES

SEWER & WATER Public Connected
 GAS Public Connected

MECHANICAL EQUIPMENT

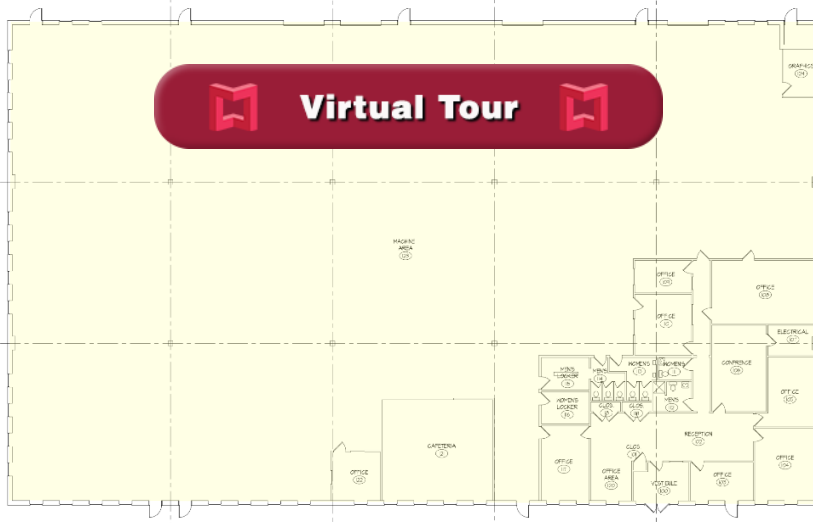
AIR CONDITIONING Central Air
 TYPE OF HEAT Forced Air, Gas
 ELECTRIC SERVICE 1,600amp / 3phase

EXPENSES

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

COMMENTS 24,000± SF of Light Industrial / Flex space for Lease divisible to 12,000± SF. There are (2) 12' overhead drive-in doors, 2 loading docks, 15'6" clear ceiling heights & approximately 3,000± SF of built-out office space. Located in the Branford Business Center directly on/off I-95.

DIRECTIONS I-95 to Exit 56 to East Industrial Road (Branford Business Center)



Property Highlights

- Branford Business Center
- 120,000± SF Flex building complex
- 24,000± SF For Lease
- Divisible to 12,000± SF
- (2) 12' OH Drive-in Doors
- 2 Loading Docks
- 15'6" Clear Ceiling Heights
- 3,000± SF Built-out Office Space
- Parking 4/1,000
- Excellent visibility
- On/Off I-95 at Exit 56
- 15 Minutes to New Haven



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



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.