

# FOR LEASE | 19,824± SF INDUSTRIAL / BIOTECH SPACE

## NEW CONSTRUCTION | HIGH QUALITY OFFICE & LAB FACILITY

13 Sycamore Way, Branford, CT 06405

LEASE RATE: Call Listing Broker

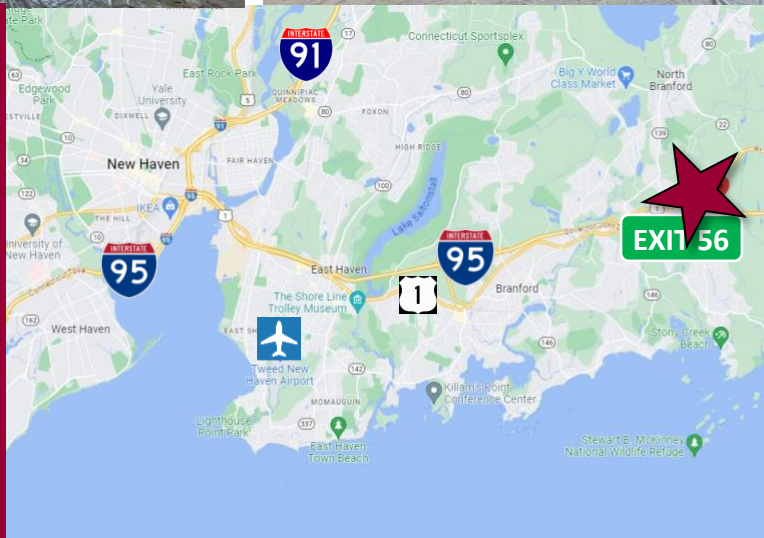


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### Property Highlights

- New Construction – 2023
- 19,824± SF Built to Suit / Biotech
- Custom Fitout Available
- 15-30 Feet Clear Heights
- Laboratory Area % TBD
  - HVAC up to 8 Air Changes per hr
- Office Area % TBD
- Back-up Generator / Wet Sprinklered
- 800amps, 277/480v
- High Efficiency Energy Management
- Outdoor Seating Area
- 52 Parking Spaces
- Located in Branford's Industrial Business Park
- Directly off I-95

For more information contact: Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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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### Potential Floor Plan – Office/Lab% To Be Determined

*Office and Lab space can be designed as needed*



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### BUILDING INFORMATION

GROSS BLDG AREA	19,824± SF
AVAILABLE AREA	19,824± SF
WILL SUBDIVIDE TO	19,824± SF
SPACE BREAKDOWN	Office/Lab % TBD
NUMBER OF FLOORS	1
CLEAR HEIGHT	15-30' Clear Heights
DRIVE-IN DOORS	1 Overhead Door
CONSTRUCTION	Steel, Masonry
ROOF TYPE	Metal
YEAR BUILT	Being Built 2023

### SITE INFORMATION

SITE AREA	1.52± Acres
ZONING	IG-2
PARKING	52 Parking spaces
SIGNAGE	TBD
HWY ACCESS	Directly off I-95

### UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

### MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Forced Warm Air
SPRINKLERED	100% Wet
ELECTRIC SERVICE	800amp, 277/480v, 3 phase
GENERATOR	Generac back-up generator, transformers 277/480

### 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

**COMMENTS** O,R&L Commercial is pleased to offer New Construction - Built to Suit - Biotech space for Lease located at 13 Sycamore Way in Branford, CT. High quality office and laboratory facility offering custom design & finishes for prospective tenant. Total area consists of approximately 10,000-12,000± SF of lab space and 8,000-10,000± SF of Office space. The lab area is suitable for any design: clean rooms, fume hoods, vivarium or custom facilities requiring high ceilings, Epoxy flooring, multiple rooms, zoned HVAC, epoxy counters & metal cabinetry, compressed air, tank storage, waste areas & more. The office area: attractive lobby, executive offices, private offices, open areas & conference rooms. Outdoor seating onsite in privately landscaped grounds.

**DIRECTIONS** Exit 56 to East Industrial Rd to Pin Oak Drive to Sycamore Way

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