

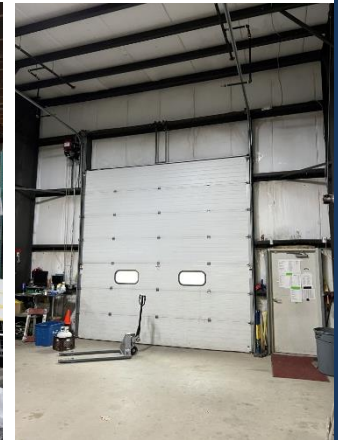
FOR SALE | 19,250± SF INDUSTRIAL FLEX / WAREHOUSE on 1.5± ACRES OUTDOOR STORAGE, TRUCK/TRAILER PARKING, 16.6-20.6' CLEAR HEIGHT



160 North Branford Rd, Branford, CT 06405

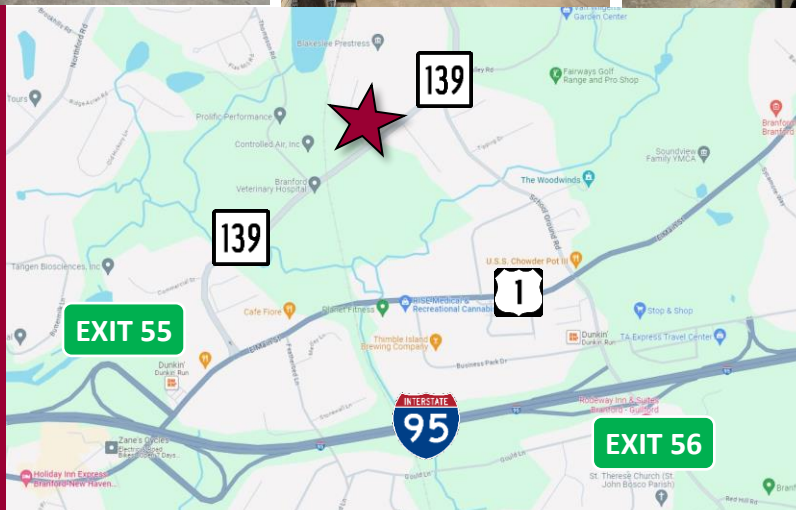
SALE PRICE: \$1,999,999

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 19,250± SF Building for Sale
- Industrial / Flex Warehouse with Front Showroom
- 16.6-20.6' Clear Height
- Drive-In Doors: 4
- Outdoor Storage – ¼ of an Acre
- 1.5± Acre Lot
- Truck / Trailer Parking
- High Visibility along CT-139
- Nearby Access to I-95 North & South
- Industrial Business District
- Many area amenities
 - Banking & Dining

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
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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	19,250± SF
AVAILABLE AREA	19,250± SF
SPACE BREAKDOWN	Industrial Warehouse with Showroom; Outdoor Storage
NUMBER OF FLOORS	1
CLEAR HEIGHT	16.6-20.6' to rafters
DRIVE-IN DOORS	4
CONSTRUCTION	Masonry & Steel
ROOF TYPE	14,000± SF – 2/3's New Roof in 2023 Remaining roof in very good condition
YEAR BUILT	1973

MECHANICAL EQUIPMENT

AIR CONDITIONING	A/C - Showroom & Offices
TYPE OF HEAT	Gas, Forced Air - 4 Natural Gas Meters WH - Heated with gas Modine heaters
SPRINKLERED	Wet - Sprinklered throughout
ELECTRIC SERVICE	400amp, 3 Phase - Upgradeable 4 Electrical Meter Boxes

COMMENTS O,R&L Commercial is pleased to offer a 19,250± SF Industrial/Flex Warehouse Building for Sale located on 1.5± Acres with outdoor storage on CT-139 in Branford, CT. The building consists of Industrial Warehouse space with 16.6-20.6' ceiling heights, 4 drive-in doors and a front showroom with offices and A/C. The warehouse space is heated by gas Modine heaters. 2/3's of the roof is new in 2023. The property offers room for truck/trailer parking, has great visibility along CT-139 and nearby access to I-95 North/South.

DIRECTIONS Route 1 Boston Post Road to Route 139 / North Branford Road

SITE

INFORMATION

SITE AREA	1.5± Acres
ZONING	IG-2
PARKING	Open, 4+/1,000
SIGNAGE	Building/Monument
VISIBILITY	Excellent on CT-139
FRONTAGE	179 Feet
HWY ACCESS	I-95 – North/South

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

TAXES

ASSESSMENT	\$549,700
MILL RATE	30.48
TAXES	\$16,754.86

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