

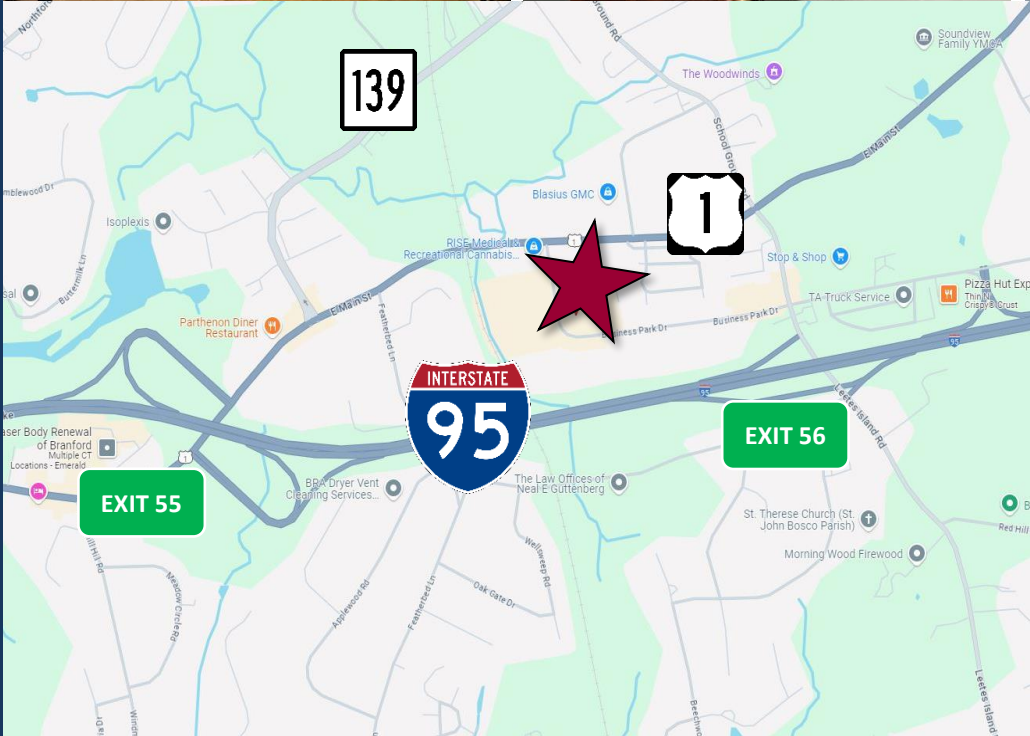
# FOR SALE | 29,567± SPECIAL PURPOSE INDUSTRIAL BUILDING PRESENTLY BUILT-OUT AS BREWERY | 1.77± ACRES

16 Business Park Drive, Branford, CT 06405

SALE PRICE: \$2,999,000



Ranked in Top 50  
Commercial Firms in U.S.



## Property Highlights

- Excellent Location, Immediate Access to I-95 North & South
- Directly Off Route 1/Boston Post Rd
- 20' Clear Height in WH & Production Areas
- Large Professionally Outfitted Commercial Kitchen Serving as BrewPub
- 1,000 SF Walk-in Beer Refrigerator
- State of the Art Brewery Operation
- Restaurant & Tasting Room to Compliment Brewery Operation
- Outdoor Patio for Dining & Parties
- Multiple Truck Docks & Drive-in Doors Around the Building
- Ideal Brewery Building

For more information contact: Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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## BUILDING INFORMATION

GROSS BLDG AREA	29,567± SF
AVAILABLE AREA	29,567± SF
OCCUPANCY LEVEL	100% - Presently
NUMBER OF FLOORS	1
CLEAR HEIGHT	20' in Warehouse
LOADING DOCKS	Potential for 3 Docks
DRIVE-IN DOORS	2 Drive-in Overhead Doors
CONSTRUCTION	Masonry, Steel
ROOF TYPE	T&G / Rubber
YEAR BUILT	1985

## SITE INFORMATION

SITE AREA	1.77± Acres
ZONING	IG-2
PARKING	Open
SIGNAGE	Building / Monument
VISIBILITY	Excellent, Corner Location
HWY ACCESS	I-95

## UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

## MECHANICAL EQUIPMENT

AIR CONDITIONING	Fully Air Conditioned
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	Wet

## TAXES

ASSESSMENT	\$1,618,200 (new 2024)
MILL RATE	30.48 (TBD July 2025)
TAXES	TBD

**COMMENTS** O,R&L Commercial is pleased to present a 29,567± SF Special Purpose Industrial Building presently being used as a brewery. The Industrial area features 20' clear ceiling heights and currently has equipment for the brewery. The Warehouse / Storage area features 2 drive-in doors and has potential for 3 docks. The space features a fully equipped kitchen, dining / tasting area with 2 bars, updated bathrooms, and finished office space. The exterior of the property features a patio area and additional picnic area.

**DIRECTIONS** I-95 to Exit 55 or Exit 56 to East Main Street / US-1 to Business Park Drive



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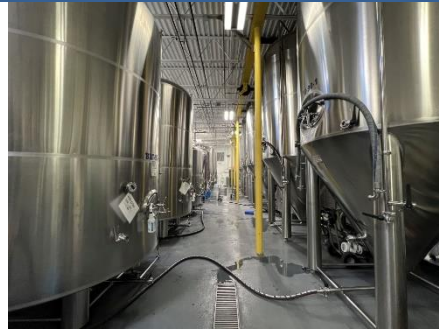
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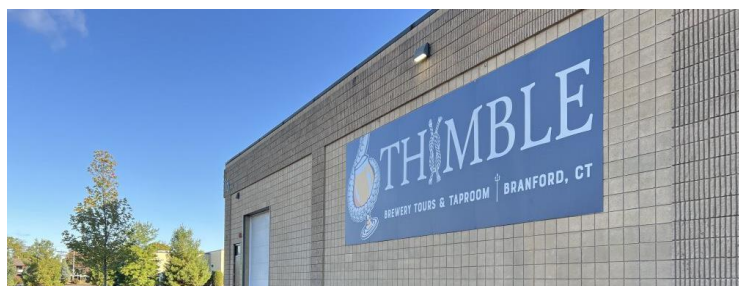
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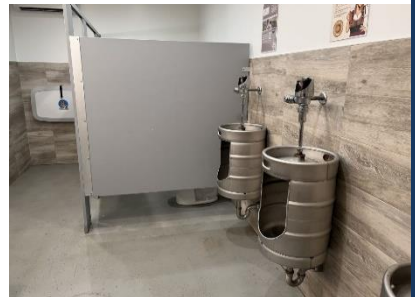
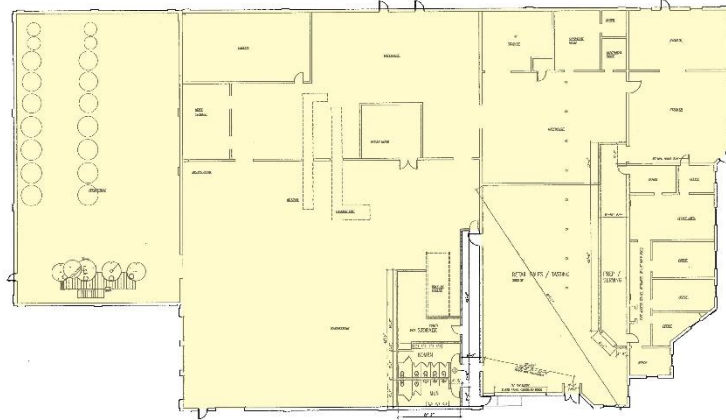
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