

FOR LEASE | 7,080± SF NICELY APPOINTED OFFICE SPACE

LOCATED ON BUSINESS PARK DRIVE JUST OFF ROUTE 1 / BOSTON POST RD



31 Business Park Drive, Branford, CT 06405

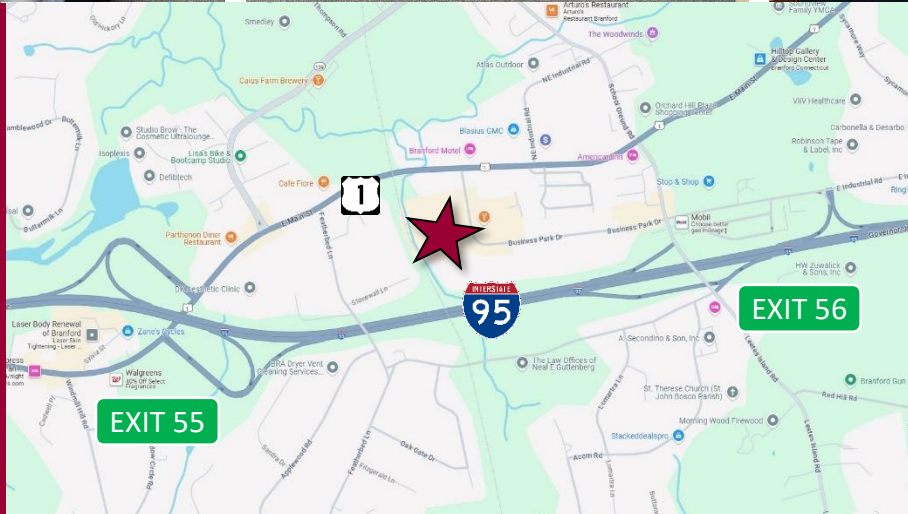
LEASE RATE: \$9.50/SF NNN

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Nicely Appointed Office Space for Lease
- 7,080± SF Available
- Multiple Offices
- Conference Room
- Reception Area
- 1 Drive-in Door
- Great Access to Highways
- Located in Business Park just off Route 1
- Many area amenities

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

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 54,000± SF
AVAILABLE AREA 7,080± SF
NUMBER OF FLOORS 1
DRIVE-IN DOORS 1
CONSTRUCTION Masonry, Block
ROOF TYPE T&G / Rubber
YEAR BUILT 1986

SITE INFORMATION

SITE AREA 7.69± Acres
ZONING IG-2
PARKING Open
SIGNAGE Pylon & Building
VISIBILITY Excellent
HWY ACCESS I-95

EXPENSES

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

TAXES

ASSESSMENT \$3,721,000 (2024)
MILL RATE 30.48 (2024)
TAXES \$113,416.08
*New assessment / mill rate to be updated July 2025

MECHANICAL EQUIPMENT

TYPE OF HEAT Gas, Forced Air
SPRINKLERED Yes, Wet

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

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COMMENTS O,R&L Commercial is pleased to present 7,080±SF of nicely appointed office space for Lease located at 31 Business Park Drive in Branford, CT. The space consists of a reception area, multiple offices, conference room, open office area and breakroom. The property is located in an active industrial park in close proximity to Route 1 and I-95.

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



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FIND US ON



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