

# FOR SALE | LIGHT INDUSTRIAL / MANUFACTURING / WAREHOUSE

## I-95 EXIT 56 | BRANFORD, CT

45 Northeast Industrial Road, Branford, CT 06405

SALE PRICE: Price Upon Request | LEASE RATE: \$7.95/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- 55,274± SF Light Industrial Manufacturing / Warehouse
  - 22,301± SF R&D Office
  - 32,973± SF Mfg / WH
- 1 Dock / 1 Drive-in
- 17' Ceiling Heights
- **Approx. 30,000± SF Warehouse space for Lease**
- **Divisible to 10,000± SF**
- Critical Backup Power
- Zoning: IG
- Direct on/off access to I-95

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  
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	55,274± SF
AVAILABLE AREA	30,000± SF – Warehouse Divisible to 10,000± SF
R&D OFFICE AREA	22,301± SF
MANUFACTURING / WH	32,973± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	17'
LOADING DOCKS	1
DRIVE-IN DOORS	1
CONSTRUCTION	Steel, Masonry
ROOF TYPE	T&G Rubber
YEAR BUILT	1950 / 1979 / 2010

### SITE INFORMATION

SITE AREA	2.72± acres
ZONING	IG-2
PARKING	Open, 72 parking spaces
SIGNAGE	Pylon
VISIBILITY	Excellent
FRONTAGE	269.68'
HWY ACCESS	I-95

### UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Public Connected

### TAXES

ASSESSMENT	\$2,883,200 (2024)
MILL RATE	30.48
TAXES	\$54,885.34 (Jul 2024/Jan 2025)

### MECHANICAL EQUIPMENT

AIR CONDITIONING	38,496± SF
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	Wet
ELECTRIC SERVICE	1600 amp / 480/277v Full Backup Power

**COMMENTS** Investment / Owner User Opportunity: 55,274± SF Light Industrial / Manufacturing / Warehouse building for Sale located directly off I-95 at Exit 56. There is approximately 30,000± SF of Warehouse space available for Lease divisible to 10,000± SF.

**DIRECTIONS** I-95 Exit 56 to School Ground Rd to Northeast Industrial Rd

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