



Ranked Top 50
Commercial Firms in US



FOR SALE OR LEASE

14 BEAVER ROAD, BRANFORD, CT 06405

26,362± SF INDUSTRIAL BUILDING ON 8 ACRES IN IG-2 ZONE

SALE PRICE \$2,800,000 | LEASE RATE \$7.25/SF NNN

HIGHLIGHTS

- 26,362± SF Industrial Building
- Located on 8 Acres
- 3,780± SF Office space with AC
- 2500 amp Heavy Power
- 2 Dock Doors
- 1 Overhead Door
- Up to 23'6" Clear Height

CONTACT

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📞 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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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FOR SALE/LEASE

14 Beaver Road, Branford, CT 06405

26,362± SF Industrial Building



O,R&L Commercial is pleased to present a 26,362± SF Industrial Warehouse / Distribution / Manufacturing building available for Sale or Lease on 8 acres. The building offers 2 dock doors, 1 overhead door, 18'6" to 23'6" ceiling heights, heavy power, an updated HVAC system, and a newly wired 3,780± SF air conditioned office.

Directions: I-95 to Exit 53, to Route 1 / West Main Street to Beaver Road.



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FOR SALE/LEASE



BUILDING INFORMATION

GROSS BLDG AREA: 26,362± SF
AVAILABLE AREA/OCCUPANCY: 26,362± SF
MAX CONTIGUOUS SF: 26,362± SF
OF FLOORS: 1 Story
SPACE BREAKDOWN: 22,582± SF WH | 3,780± SF Office
LOADING DOCKS: 2 Docks
DRIVE-INS: 1 Drive-in
CLEAR HEIGHT: 18'6" - 23'6"
CONSTRUCTION | ROOF TYPE: Metal
YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: In Office
TYPE OF HEAT: Gas, Forced Hot Air
SPRINKLERED: Yes, Wet
ELECTRIC/POWER: 2500amps, 600v

SITE INFORMATION

SITE AREA: 8 Acres
ZONING: IG-2
PARKING: 16 Surface Spaces
SIGNAGE: On Building
HWY ACCESS: I-95
TRAFFIC COUNT: 17,700± on Route 1

UTILITIES

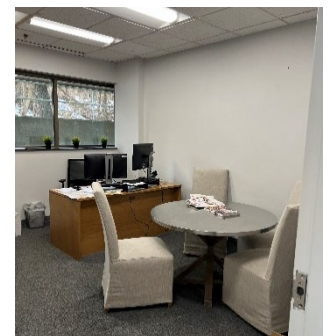
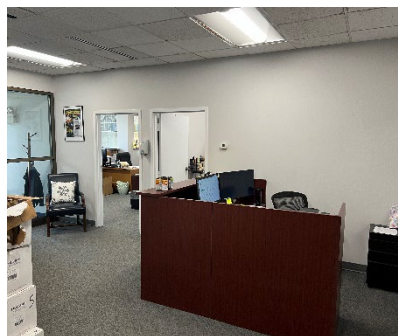
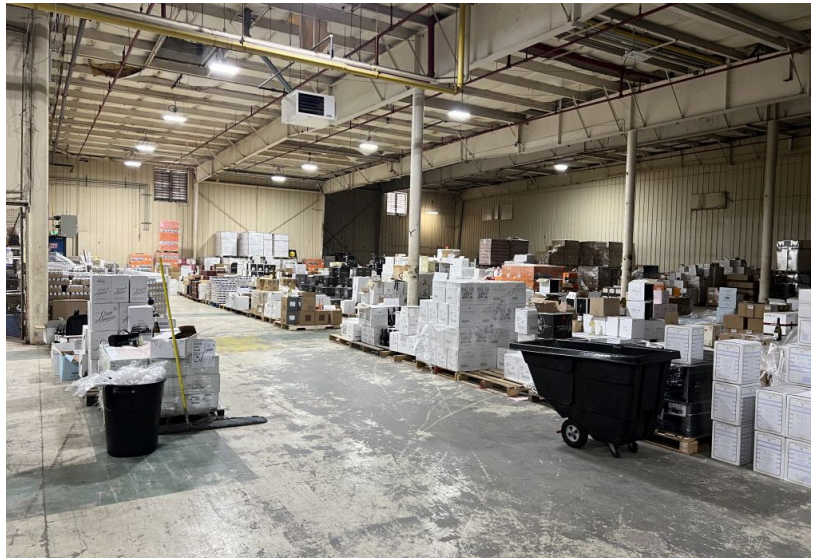
SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$1,250,300 (2024)
MILL RATE: 30.48 (2024)
TAXES: \$26,450.54 (Jul 2024 – Jan 2025 bill)
*New taxes with new mill rate TBD for 2025 tax bill

EXPENSES

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



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