

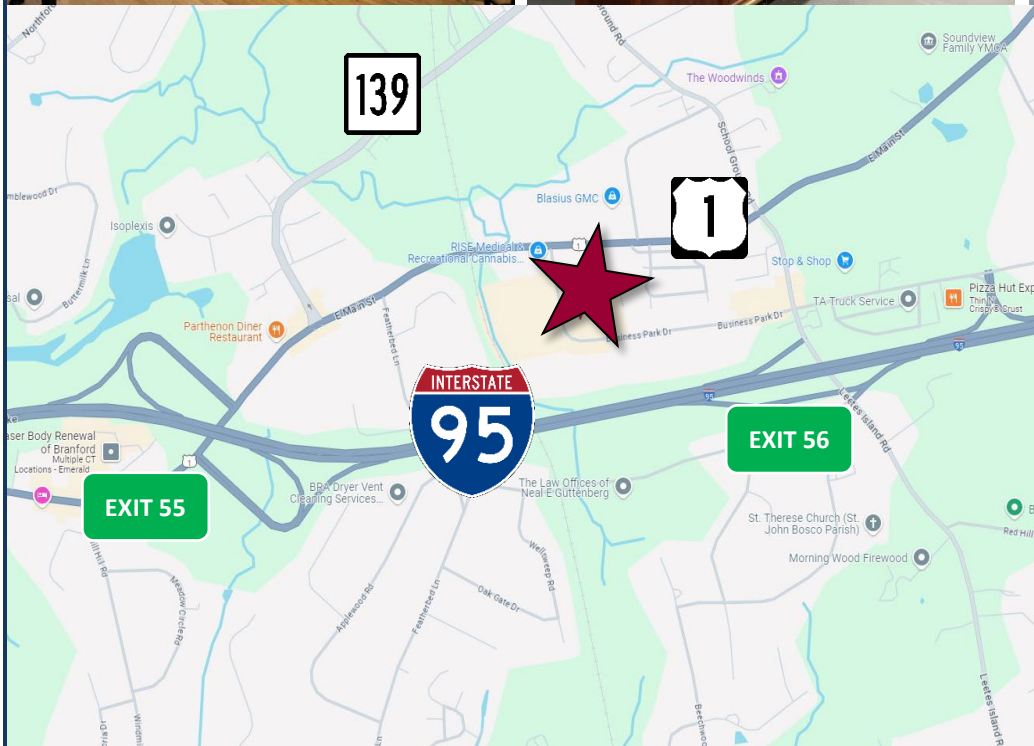
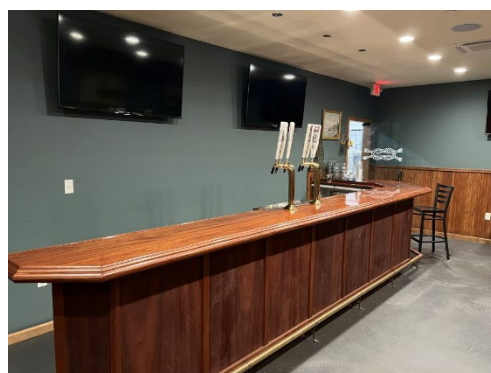
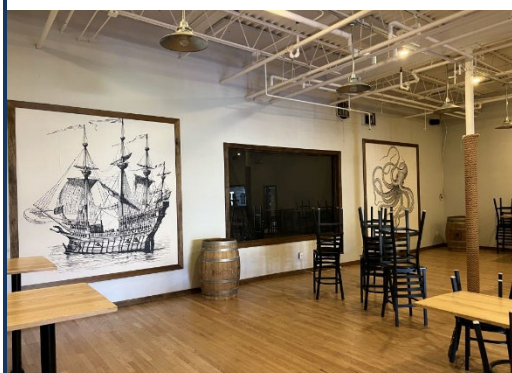
# FOR SALE or LEASE | 29,567± SPECIAL PURPOSE INDUSTRIAL BUILDING PRESENTLY BUILT-OUT AS BREWERY | 1.77± ACRES

16 Business Park Drive, Branford, CT 06405

SALE PRICE: \$2,999,000 | LEASE RATE: \$8.50/SF NNN



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  
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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

## MECHANICAL EQUIPMENT

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

## UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Yes

**COMMENTS** O,R&L Commercial is pleased to present a 29,567± SF Special Purpose Industrial Building for Sale or Lease 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.

## SITE INFORMATION

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

## EXPENSES

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

## TAXES

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

## DIRECTIONS

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

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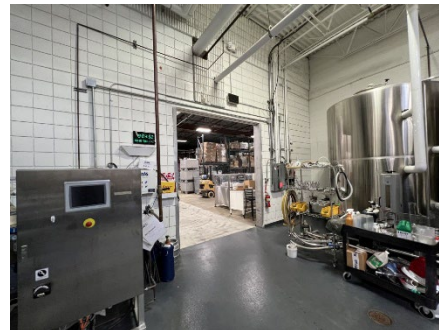
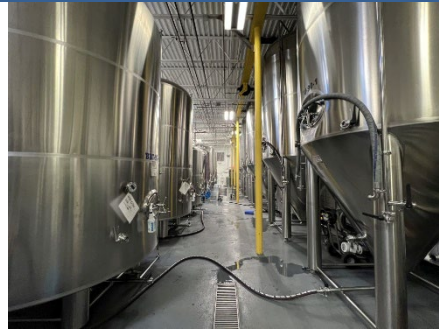
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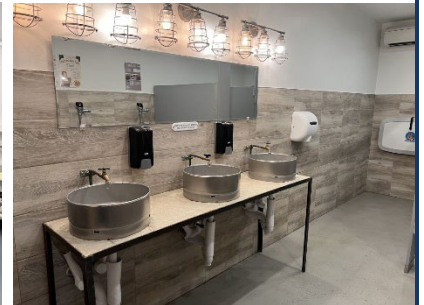
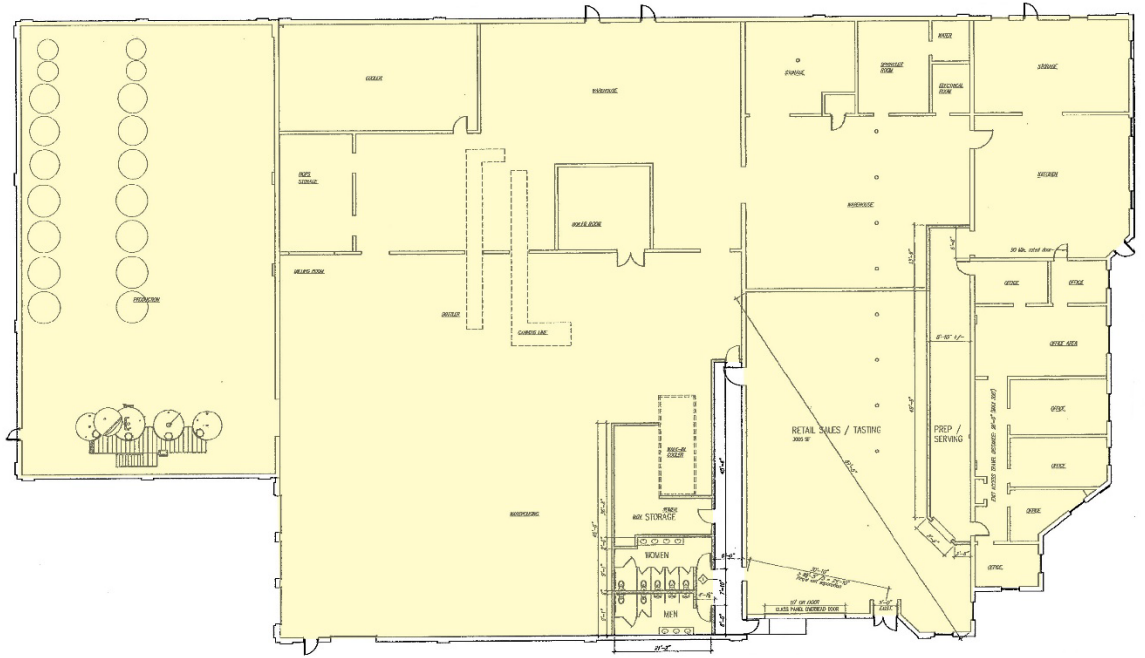
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