



Ranked in Top 50

Commercial Firms in U.S.



EXIT 56

East Industrial Rd

# FOR LEASE

36 East Industrial Road, Branford, CT 06405

9,814± SF OFFICE SPACE

LEASE RATE: \$12.00/SF NNN

## HIGHLIGHTS

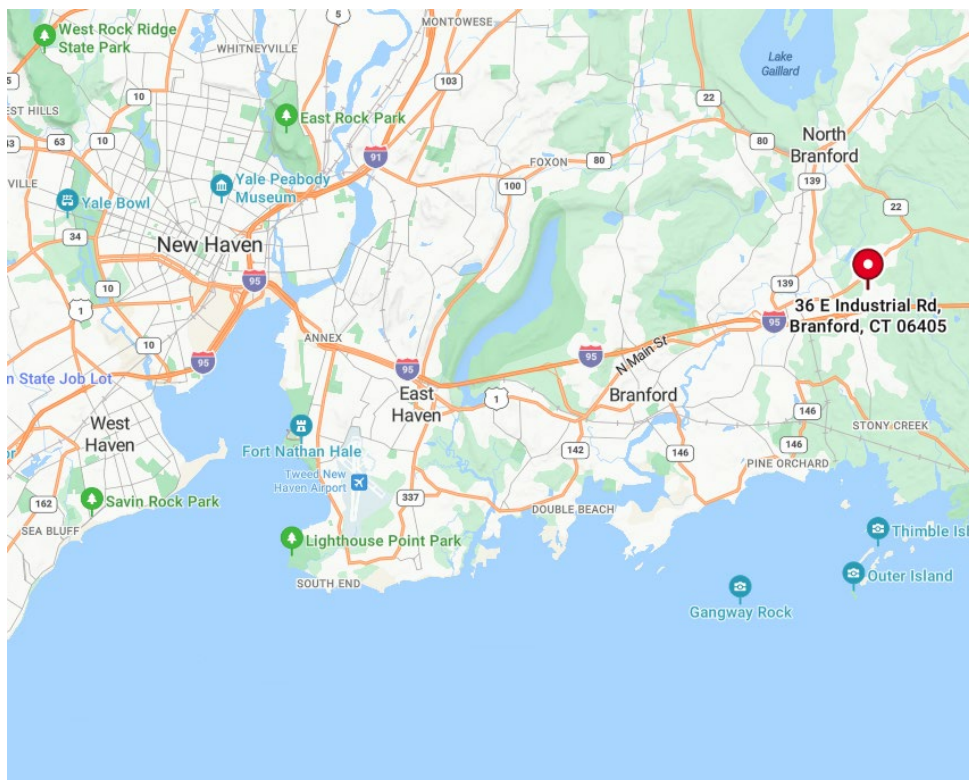
- 9,814± SF for Lease
  - 2<sup>nd</sup> Floor Office Space
  - Elevator Access
- Brand new high-end furniture included
- Ideal logistical hub, directly off I-95's Exit 56 with North/South access
- 120,000± SF Flex Building Complex
- Parking 4/1,000
- 15 Minutes to New Haven

## CONTACT

Will Braun,  

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



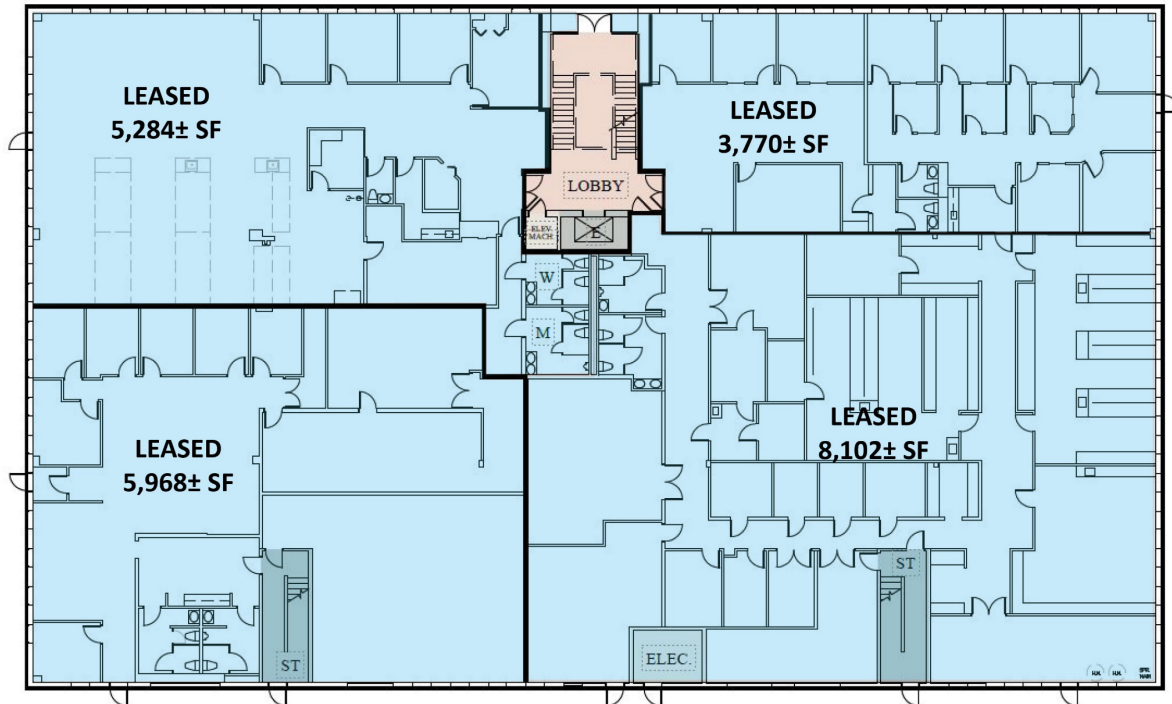
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

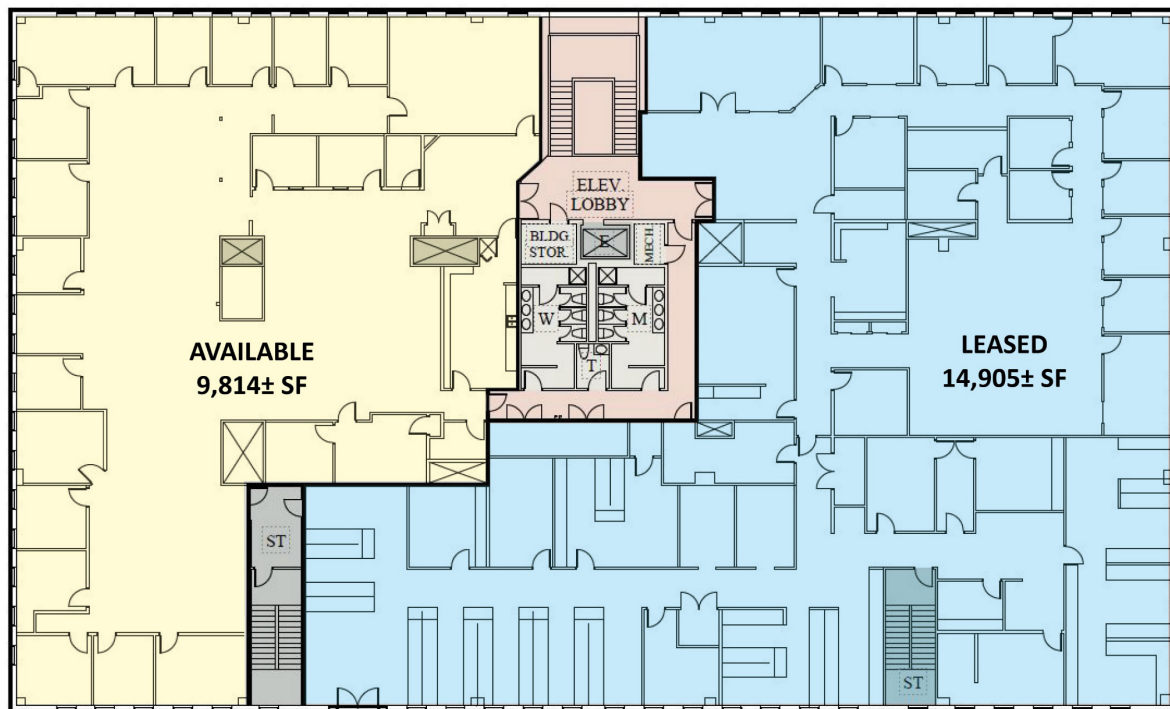
Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

## First Floor – Fully Leased



## Second Floor Availability – Office Space



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**FOR LEASE**



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**9,814± SF OFFICE SPACE**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 47,770 ± SF

**AVAILABLE AREA:** 9,814± SF – 2<sup>ND</sup> Floor

**WILL SUBDIVIDE TO:** 9,814± SF

**# OF FLOORS:** 2

**CONSTRUCTION:** Masonry Block

**ROOF TYPE:** T&G/Rubber

**YEAR BUILT:** 1985

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**TYPE OF HEAT:** Forced Air, Gas

**ELEVATOR:** Yes

## SITE INFORMATION

**SITE AREA:** 8.29 Acres

**ZONING:** IG-2

**PARKING:** 4/1000 ratio

**SIGNAGE:** Monument Sign

**VISIBILITY/FRONTAGE:** Excellent

**HWY ACCESS:** Immediately on/off I-95

## UTILITIES

**SEWER:** Public Connected

**WATER:** Public Connected

**GAS:** Public Connected

## EXPENSES

**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

**Directions:** I-95 to Exit 56 to East Industrial Rd  
(Branford Business Center)



The available space consists of 9,814± SF of Office space on the 2nd floor with brand new high-end furniture included. There is 1 drive-in door that is currently blocked off, but door is still in place and can be re-opened. The property is located in the Branford Business Center in an ideal logistical hub directly off I-95 at Exit 56 with north and south access. Close proximity to New Haven.



## CONTACT

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**Rich Lee**

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