



# For Sale or Lease

15 Commercial Street  
Branford, Connecticut

Biotech Research &  
Development Facility

Colliers, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest of 15 Commercial Street in Branford, Connecticut.

15 Commercial Street is a 28,126 square foot state-of-the-art biotech research and development facility. The property is located in the epicenter of the Connecticut's burgeoning biotechnology hub surrounding Yale University, the leader in life sciences research.

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# Property Overview

<b>Address</b>	15 Commercial Street, Branford, CT
<b>Size</b>	28,126 sf
<b>Year Built/Renovated</b>	1979/2004
<b>Percentage Leased</b>	0%
<b>Buildings</b>	1
<b>Research and Development</b>	22,758 sf
<b>Combined Office Areas</b>	5,368 sf
<b>Site Area</b>	4.4 acres
<b>Parking</b>	88 spaces



**Sale Price**  
**\$6,000,000**

**Lease Rate**  
**\$18.00 psf nnn**

