

FOR LEASE | 5,000 - 10,000± SF INDUSTRIAL FLEX SPACE

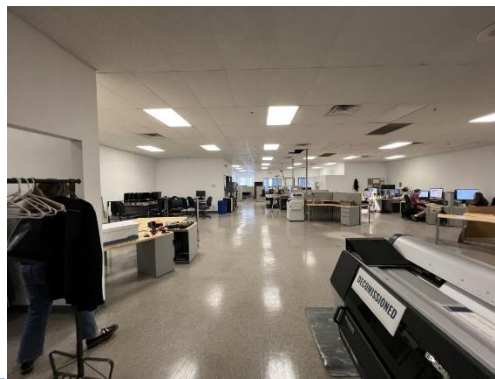
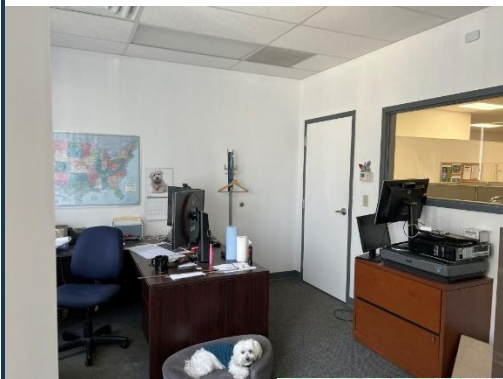
2 LOADING DOCKS | 1 DRIVE-IN DOOR | GREAT ACCESS TO I-95

4 Pin Oak Drive, Branford, CT 06405

LEASE RATE: \$8.95/SF NNN

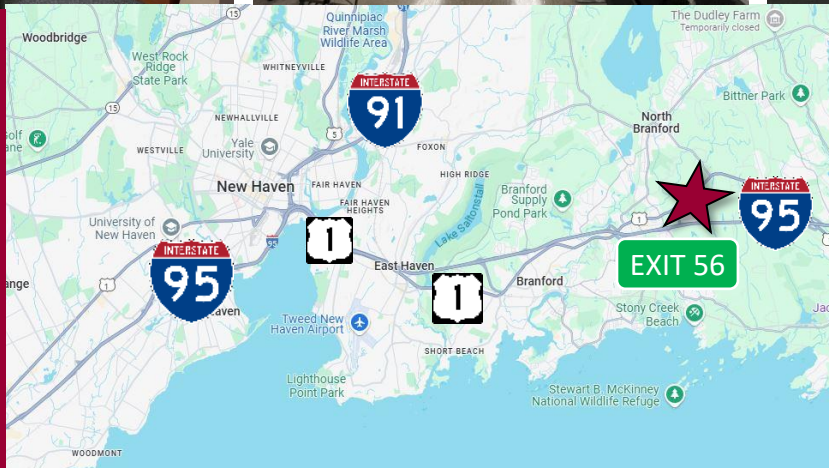


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Property Highlights

- 5,000-10,000± SF Industrial Flex Space for Lease
- 1 Loading Dock per Unit
- 1 Drive-in Door in End Cap
- 16' Ceiling Heights
- Near Route 1 / Boston Post Road Amenities
- 10 Minutes to New Haven
- Direct access to I-95, Exit 56

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com | License : REB.0758300

O,R&L Commercial Integrated Real Estate Services | 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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5,000 – 10,000± SF AVAILABLE



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BUILDING INFORMATION

GROSS BLDG AREA 46,329± SF
AVAILABLE AREA 10,000± SF
WILL SUBDIVIDE TO 5,000± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 16 Feet
LOADING DOCKS 2 (1 in each space)
DRIVE-IN DOORS 1
CONSTRUCTION Steel
ROOF TYPE T&G / Rubber
YEAR BUILT 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING Office Only
TYPE OF HEAT Gas, Forced Air
ELECTRIC SERVICE 1,000 amp

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

COMMENTS O,R&L Commercial is pleased to present 5,000-10,000± SF of Industrial Flex space for Lease located at 4 Pin Oak Drive in Branford, CT. The space has 16' ceilings, 1 loading dock in each space, plus 1 drive-in door. The property has direct access to I-95 at Exit 56.

DIRECTIONS I-95 to Exit 56 to Leetes Island Road, left onto East Industrial Road to Pin Oak Drive

SITE INFORMATION

SITE AREA 3.38± Acres
ZONING IG-2
PARKING Open
VISIBILITY Excellent
FRONTAGE 633± Feet – Pin Oak Dr
245± Feet – East Industrial
HWY ACCESS I-95

EXPENSES

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

TAXES

ASSESSMENT \$2,921,300
MILL RATE 21.40
TAXES \$62,515.82

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