



Ranked in Top 50
Commercial Firms in U.S.



EXIT 56

FOR LEASE

36 East Industrial Road, Branford, CT 06405

9,814± SF OFFICE SPACE

LEASE RATE: \$12.00/SF NNN

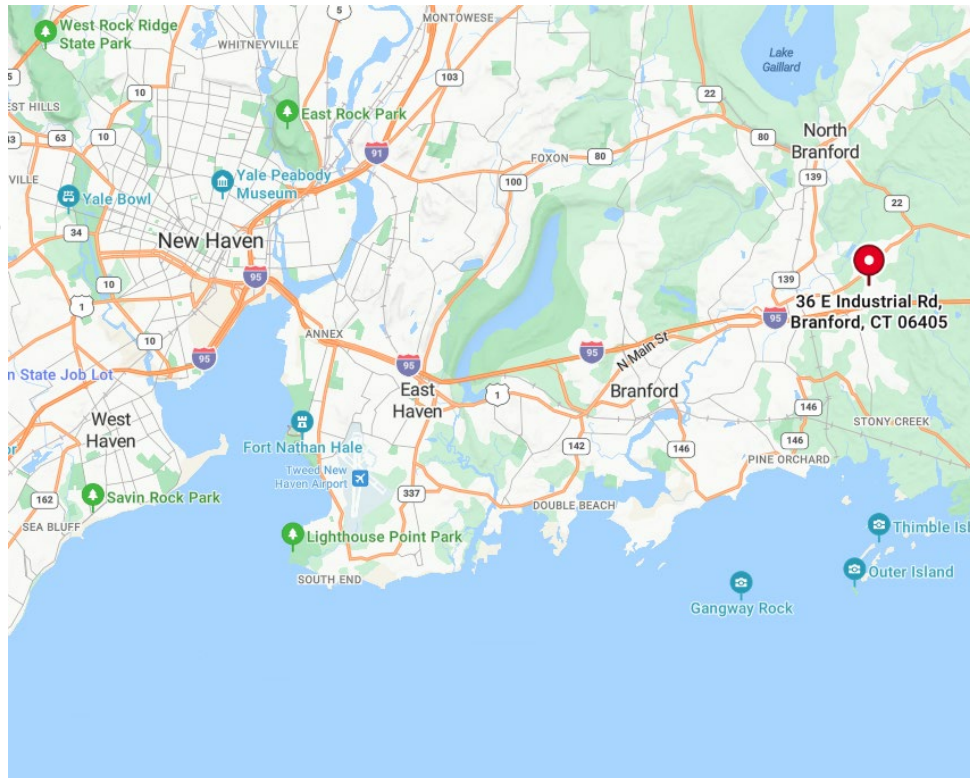
HIGHLIGHTS

- 9,814± SF for Lease
 - 2nd 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

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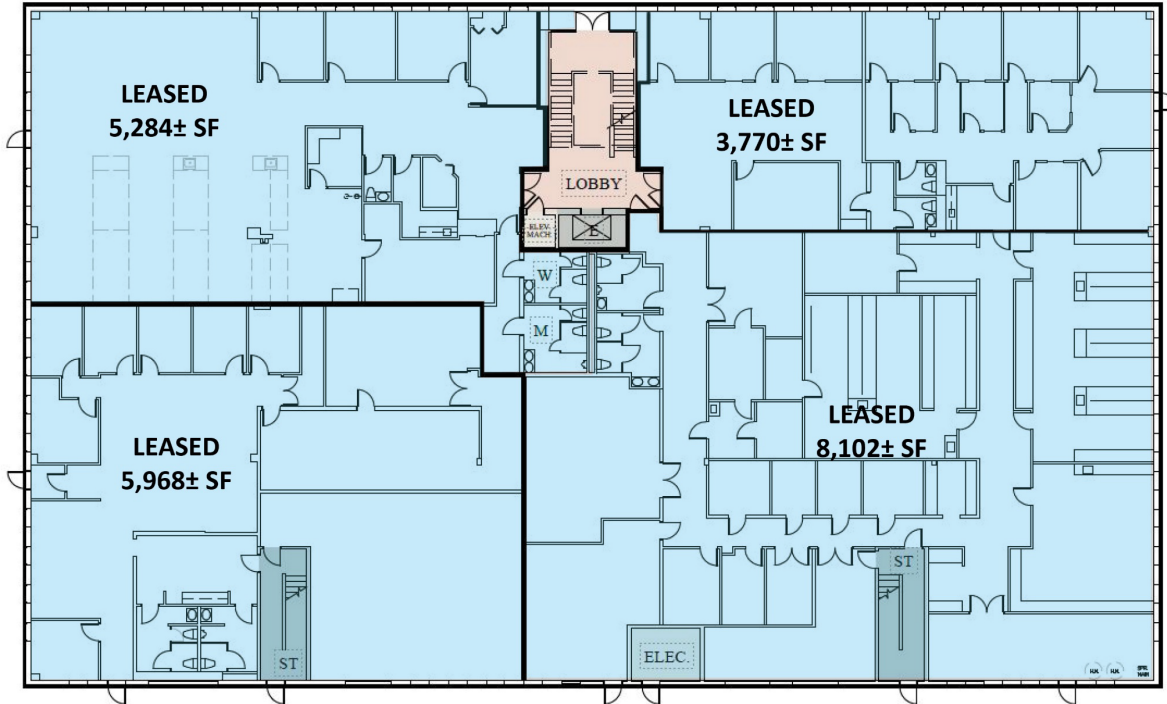
2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

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

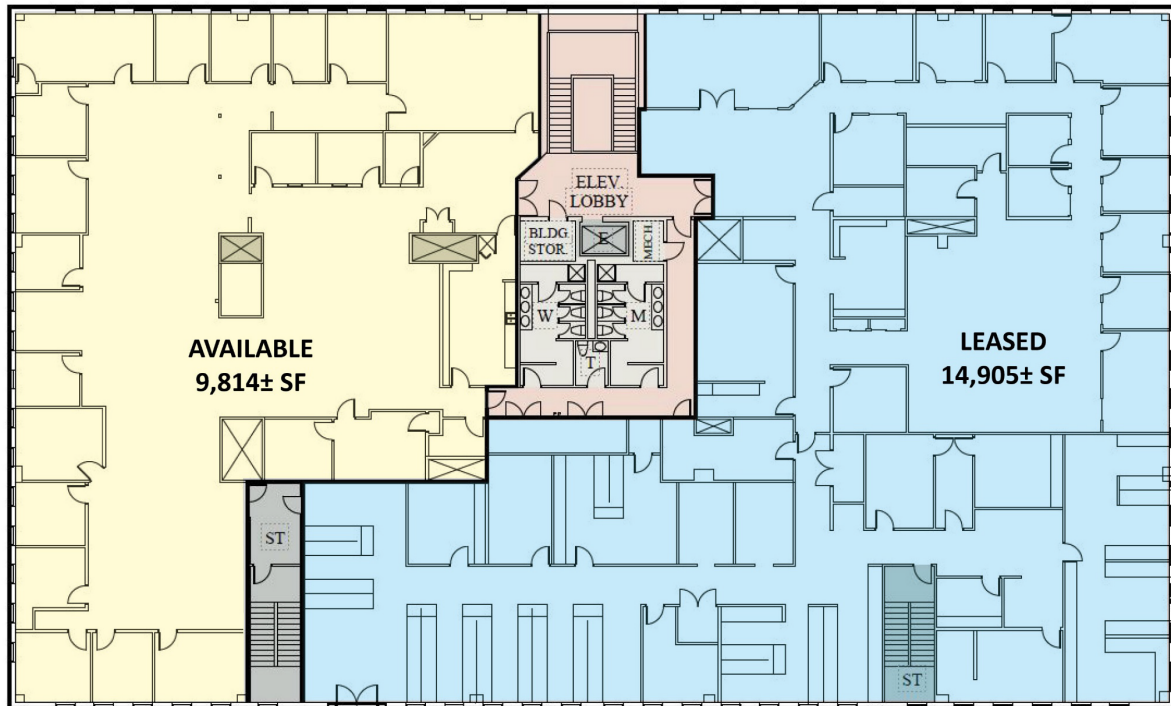
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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

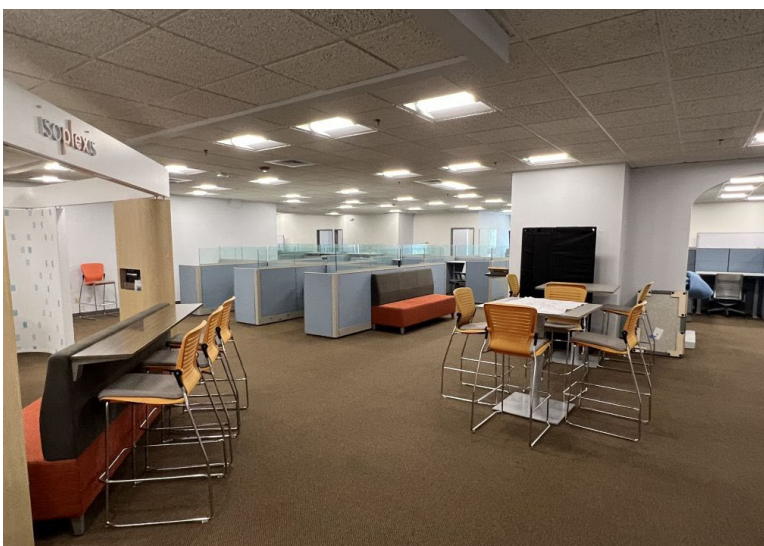


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BUILDING INFORMATION

GROSS BLDG AREA: 47,770 ± SF
AVAILABLE AREA: 9,814± SF – 2ND 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.



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