



Ranked in Top 50
Commercial Firms in U.S.



FOR SUBLEASE

2 COMMERCE DRIVE, NORTH BRANFORD, CT 06471

10,500± SF LIGHT INDUSTRIAL WAREHOUSE SPACE

SUBLEASE RATE: \$7.95/SF NNN – *Sublease Term Expires January 31, 2029*

HIGHLIGHTS

- 21,320± SF Light Industrial Warehouse Building on 2.07± Acres
- 10,500± SF Available with 1,500± SF Office
- 1 Loading Dock with Leveler
- 2 Drive-in Doors – 8x8 & 10x10
- Up to 18' Clear Height
- Electric: 400 AMP, 240 V, 3-Phase
- New 20-ton HVAC
- Outdoor Storage Available

Will Braun,  **SIO** 
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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 | 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. | **PAGE 1 OF 2**



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SUBLEASE RATE: \$7.95/SF NNN

**2 Commerce Drive, North Branford
10,500± SF INDUSTRIAL WAREHOUSE SPACE**

BUILDING INFORMATION

GROSS BLDG AREA: 21,320± SF

AVAILABLE AREA: 10,500± SF

OF FLOORS: 1

LOADING DOCKS: 1 Loading Dock with Leveler

DRIVE-IN DOORS: 2 Drive-in Doors

8x8 & 10x10

CLEAR HEIGHT: Up to 18'

CONSTRUCTION: Steel

ROOF TYPE: Metal, Tin

YEAR BUILT: 1980

BATHROOMS: 1 in Warehouse, 2 in Office

MECHANICAL EQUIPMENT

HEAT: Gas, Hot Air

ELECTRIC/POWER: 400 AMP, 240 V, 3-Phase

SITE INFORMATION

SITE AREA: 2.07 Acres

ZONING: I-2

PARKING: Open Large Lot

SIGNAGE: Building

VISIBILITY/FRONTAGE: Excellent / 400+ Feet
on Route 22/80

HWY ACCESS: I-95

TRAFFIC COUNT: 19,193± SF

UTILITIES

SEWER/WATER: Sewer / Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$730,900

MILL RATE: 28.81

TAXES: \$21,057.24 / \$98.77psf

EXPENSES

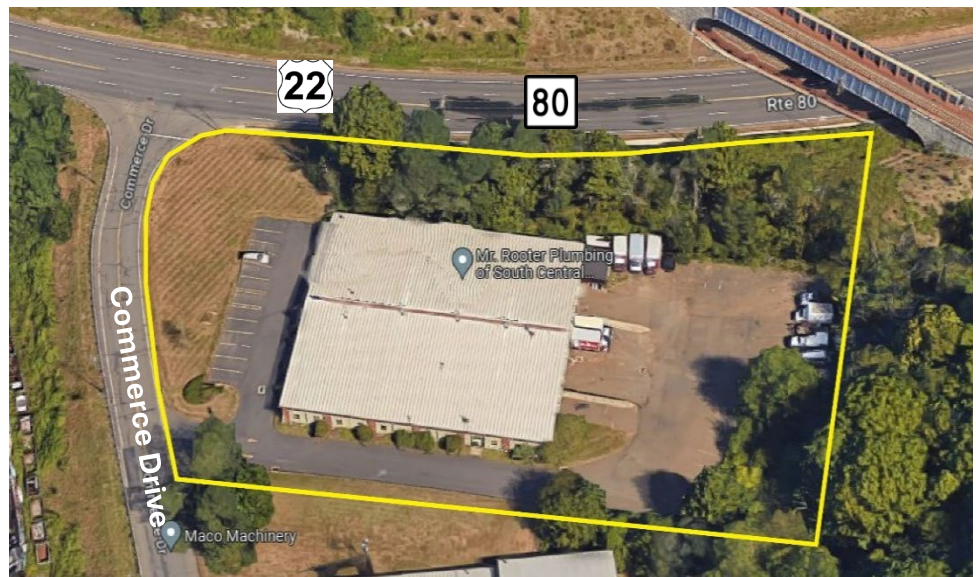
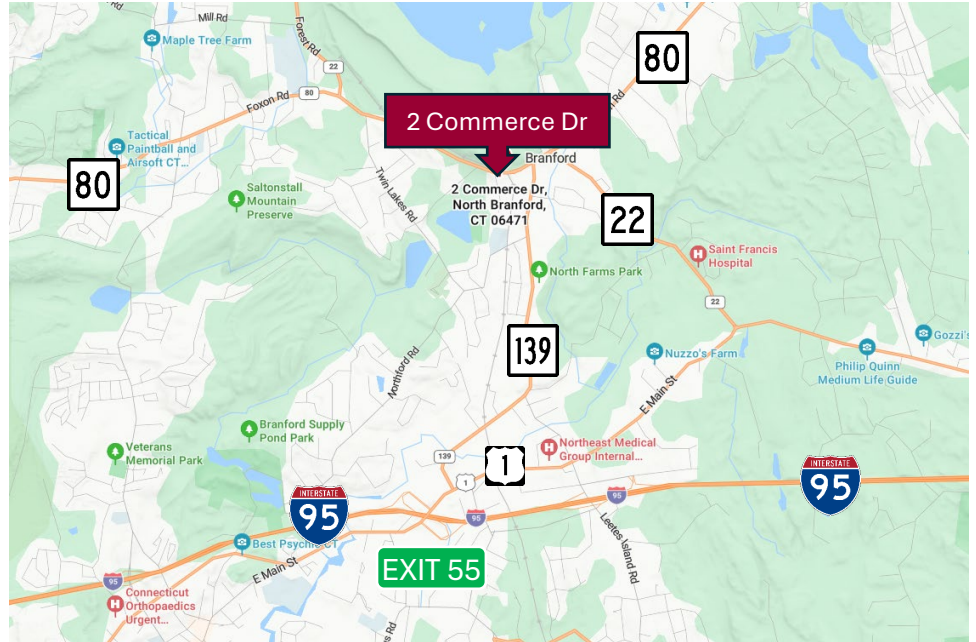
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



CONTACT

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