



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE

13 Sycamore Way, Branford, CT 06405
19,824± SF INDUSTRIAL / BIOTECH SPACE | NEW CONSTRUCTION
SALE PRICE: \$3,999,999

HIGHLIGHTS

- New Construction – 19,824± SF Building
- Built to Suit / Biotech – Custom Fitout Available
- 15-30' Clear Heights
- Laboratory Area % TBD
- HVAC up to 8 Air Changes per Hr
- Office Area % TBD
- Back-up Generator / Wet Sprinklered
- 800amps, 277/480v – High Efficient Energy Mgmt
- Outdoor Seating Area & 52 Parking Spaces
- Directly off I-95



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

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Potential Floor Plan – Office/Lab% To Be Determined



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BUILDING INFORMATION

GROSS BLDG AREA: 19,824± SF
AVAILABLE AREA: 19,824± SF
SPACE BREAKDOWN: Office/Lab % TBD
OF FLOORS: 1
DRIVE-IN DOORS: 1 Overhead Door
CEILING HEIGHT: 15-30 Feet
CONSTRUCTION: Steel, Masonry
ROOF TYPE: Metal
YEAR BUILT: 2023-2024, + Built to Suit

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Forced Air
SPRINKLERED: 100% Wet
ELECTRIC/POWER: 800amps, 277/480v, 3 Ph
GENERATOR: Generac Back-up Generator, Transformers 277/480

SITE INFORMATION

SITE AREA: 1.52± Acres
ZONING: IG-2
PARKING: 52 Parking Spaces
HWY ACCESS: Directly off I-95

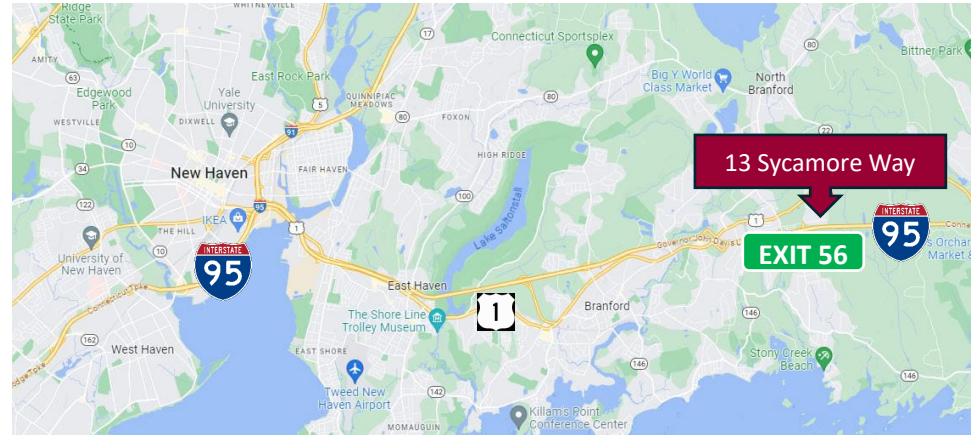
UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$1,324,800
MILL RATE: 22.16
TAXES: \$29,357.58 (thru Jan 2027)

DIRECTIONS: Exit 56 to East Industrial Rd to Pin Oak Drive to Sycamore Way



New Construction - Built to Suit - Biotech space for Sale or Lease. High quality office and laboratory facility offering custom design and finishes for prospective tenant. Total area consists of approximately 10,000-12,000± SF of lab space and 8,000-10,000± SF of Office space. The lab area is suitable for any design: clean rooms, fume hoods, vivarium or custom facilities requiring high ceilings, Epoxy flooring, multiple rooms, zoned HVAC, epoxy counters & metal cabinetry, compressed air, tank storage, waste areas & more. The office area: attractive lobby, executive offices, private offices, open areas & conference rooms. Outdoor seating onsite in privately landscaped grounds.



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