



**618 – 620 EAST MAIN STREET - BRANFORD \$3,245,000.00**

**11 ACRES OF INDUSTRIAL LAND ON US-1 IN BRANFORD**

**FOR SALE: 11 Acres of Industrial Land consisting of 2 contiguous parcels (1.5 acres, 9.5 acres). Zoned IG-2. 397 feet of frontage along busy East Main Street (US-1) in Branford. Excellent location with easy access to the I-95 five-way interchange at Exit #56. Close proximity to restaurants, retail, gas stations, Stop & Shop, banks and other service businesses as well as the Shoreline YMCA. Daily traffic count 8,200. Value is in the land and may be purchased with 596-616 East Main Street, adjacent. Total combined acreage with adjacent land is 31 acres.**

**Present Use: Residential**

**Potential Use: Bio-tech, business park, business/professional/medical offices, storage, manufacturing, R&D**

**Directions: I-95 N, Exit 56, Left on Leetes Island Rd to US-1. Right. Continue .3 mi to property on left. I-95S, Exit 56. Left off exit. Continue to Leetes Island Rd. Right, then continue as above.**

<b><u>AVAILABILITY</u></b>	SF Available:	Ceiling Height:	Overhead Doors:	Minimum
	SF Available Office:	Ceiling Height:	Truck Docks:	Subdivide:
<b><u>BUILDING INFORMATION</u></b>	Stories:		Overhead Doors:	Size:
	First Floor Area:	Ceiling Height:	Truck Dock(s):	Size:
	Second Floor Area:	Ceiling Height:	Year Built:	
	Third Floor Area:	Ceiling Height:	Condition:	
	Other Floor Areas:	Ceiling Height:	Construction Type:	
	Office Area: Total Floor Area:		Roof: Lin. Ft. Clear Span:	
<b><u>LAND</u></b>	Lot(s): 2		Frontage:	397 feet
	Area SF: 479,160		Depth:	Varies
	Acres: 11		% Land Coverage:	
	Parking:		% Building Coverage Permitted:	30
	Zoning: IG-2 Restrictions/Easements:		Condition of site:	Dry, level, sloping
<b><u>Utilities</u></b>	<b><u>Mechanical Equipment</u></b>	<b><u>Assessment</u></b>		<b><u>Transportation</u></b>
Water: Yes	Elevator Size:	Land: \$134,327.00	Bus Service: Yes	
Gas: Yes	Heating:	Building: \$368,427.00	Distance: Street	
Volts:	Air Conditioning:	Total: \$502,754.00	Turnpike: I-95	
Amps:	Sprinkler:	Mills: 29.45	Exit: 56	
Phase:	Other Equipment:	Taxes: \$9,819.36		
Sewer: Yes		A/S:		

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

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