O,R&L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR LEASE

35 Northeast Industrial Rd, Branford, CT 06405
5,000-27,000± SF PREMIER LAB SPACE AVAILABLE

LEASE RATE: Price Upon Request

HIGHLIGHTS

- 27,000± SF Available
- Divisible to 5,000± SF
- 8 Chemical Laboratories
- 17 Chemical Fume Hoods
- Numerous Analytical Labs
- New Mechanicals in Building
- Full Backup Power
- Directly off I-95, Exit 56
- Close Proximity to Route 1

CONTACT

Will Braun, SIOR
Cell: 203-804-6001
Email: wbraun@orlcommercial.com

WWW.ORLCOMMERCIAL.COM

Up to 27,000± SF For Lease
5,000 – 16,000± SF Available on the Ground Floor
11,000± SF Available on the 2nd Floor

Ground Floor

2nd Floor

11,000± SF AVAILABLE

11,000± SF AVAILABLE

LEASED

5,000± SF AVAILABLE
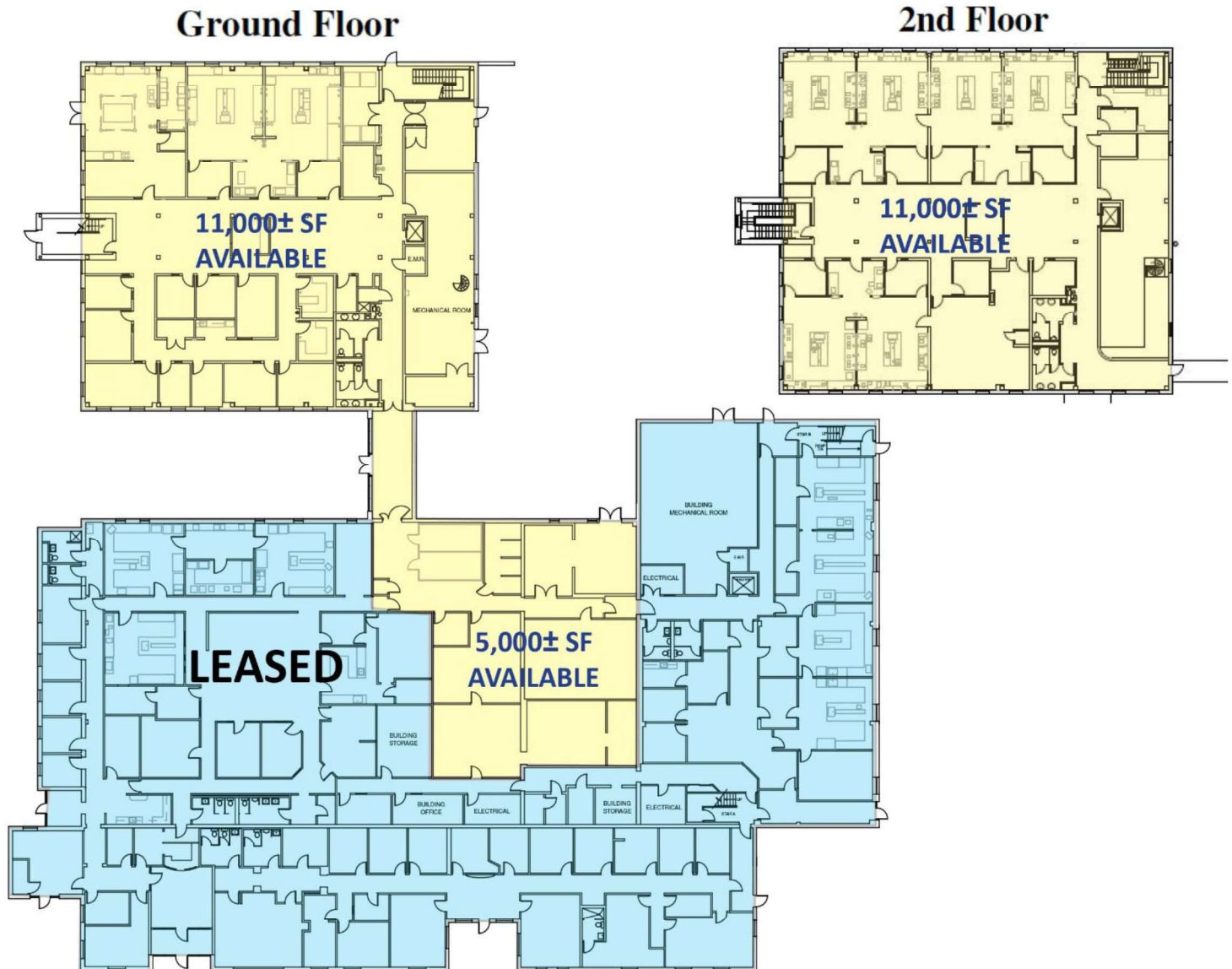
Not to Scale. All dimensions and conditions are approximate and for informational purposes only.

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2 Summit Place, Branford, CT 06450 | ☎ (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
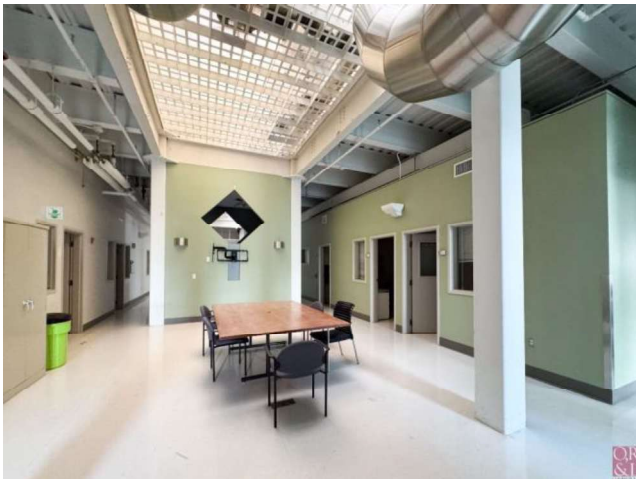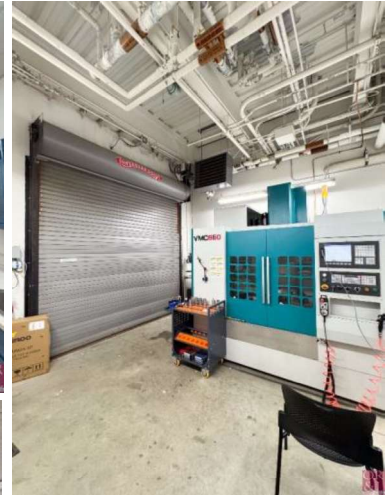While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

BUILDING INFORMATION
GROSS BLDG AREA: 58,601± SF
AVAILABLE AREA: 27,000± SF
WILL SUBDIVIDE TO: 5,000± SF
 # OF FLOORS: 2
SPACE BREAKDOWN: 50/50 Lab & Office
LOADING DOCKS: 1
DRIVE-IN DOORS: 1
CONSTRUCTION: Masonry & Steel
ROOF TYPE: EPDM Rubber Membrane
YEAR BUILT: 1997

MECHANICAL EQUIPMENT
HVAC: Central Air with Redundancy
SPRINKLERED: 100% Wet
ELECTRIC/POWER: 1600 amp main 208/120v
ELEVATORS: 1 Elevator – 12 Passenger
GENERATOR: 340 KVA

SITE INFORMATION
SITE AREA: 3.29± Acres
ZONING: IG-2
PARKING: 3.87/1000 (150 Spaces)
SIGNAGE: Building / Entranceway
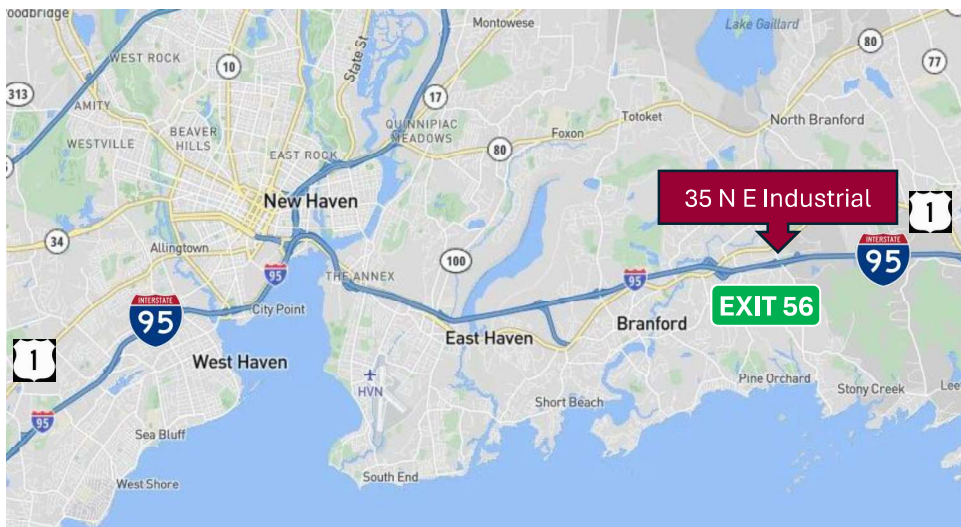**VISIBILITY:** From Route 1
HWY ACCESS: I-95, Exits 55 & 56

UTILITIES
SEWER: Public Connected
WATER: Public Connected
GAS: Yes

TAXES
ASSESSMENT: $4,800,900 (2025)
MILL RATE: 21.40
TAXES: $102,739.26 (2025)

EXPENSES
RE TAXES:	☑ Tenant	☐ Landlord
UTILITIES:	☑ Tenant	☐ Landlord
INSURANCE:	☑ Tenant	☐ Landlord
MAINTENANCE:	☑ Tenant	☐ Landlord
JANITORIAL:	☑ Tenant	☐ Landlord

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