

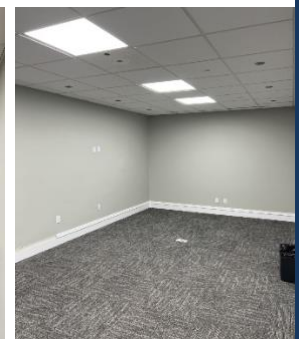
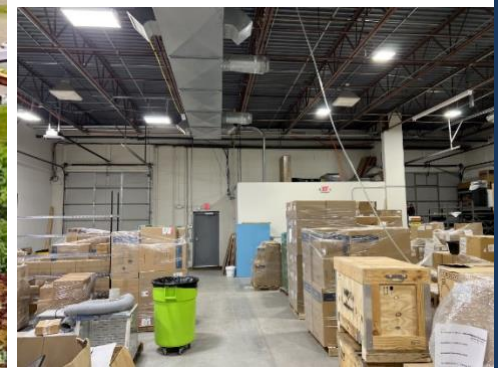
FOR SUBLEASE | 9,869± SF IMMACULATE FLEX / OFFICE SPACE BRANFORD BUSINESS CENTER | IMMEDIATELY ON/OFF I-95

34 East Industrial Road, Branford, CT 06405

LEASE RATE: \$11.00/SF NNN — Sublease term expires December 31, 2026

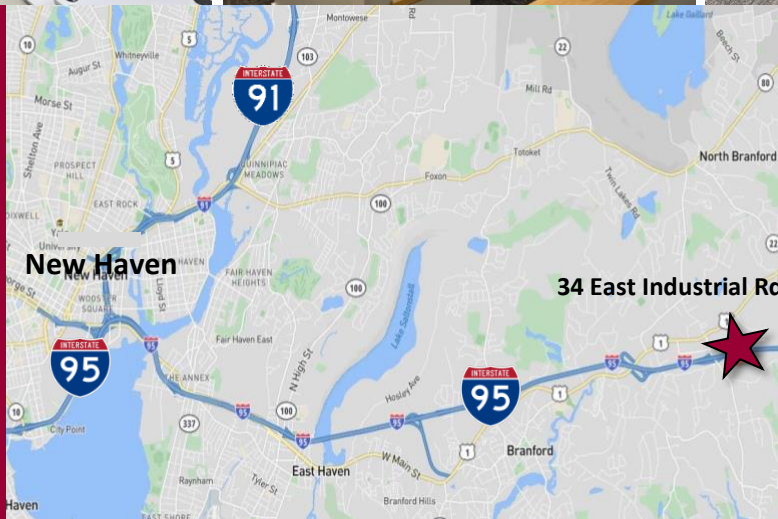


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Property Highlights

- 9,869± SF for Sublease
- Immaculate Warehouse / Production space
- Newly renovated Office
- (3) 12' Drive-in Overhead Doors
- Ideal logistical hub, directly off I-95's Exit 56, North & South access
- 120,000± SF Flex building complex
- Parking 4/1,000
- Excellent visibility
- 15 Minutes to New Haven

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Toby Brimberg | 203-640-5575 | tbrimberg@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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BUILDING INFORMATION

GROSS BLDG AREA 24,000± SF
AVAILABLE AREA 9,869± SF
MAX CONTIGUOUS AREA 9,869± SF
WILL SUBDIVIDE TO 9,869± SF
NUMBER OF FLOORS 1
DRIVE-INS 3
CONSTRUCTION Masonry Block
ROOF TYPE T&G/Rubber
YEAR BUILT 1985

SITE

SITE AREA 8.29 acres
ZONING IG-2
PARKING 4/1000 ratio
SIGNAGE Monument Sign
VISIBILITY Excellent
HWY ACCESS Immediately on/off I-95

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Forced Air, Gas

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

COMMENTS 9,869± SF of Flex / Office space for Sublease located in 34 East Industrial Road in Branford, CT. The available space consists of immaculate warehouse / production space, has (3) 12' drive-in overhead doors, and newly renovated office space. The property is located in the Branford Business Center, an ideal logistical hub, directly off I-95's Exit 56 with north and south access. 15 Minutes to New Haven.

DIRECTIONS I-95 to Exit 56 to East Industrial Road (Branford Business Center)

Property Highlights

- 9,869± SF for Sublease
- Immaculate Warehouse / Production space
- Newly renovated Office
- (3) 12' Drive-in Doors
- Ideal logistical hub, directly off I-95's Exit 56, North & South access
- 120,000± SF Flex building complex
- Parking 4/1,000
- Excellent visibility
- 15 Minutes to New Haven



AREA TABULATION				
NO.	ROOM NAME	THICKET	SUBMIT SPACE	TOTAL
101	REAR OFFICE	100 SF	100 SF	100 SF
102	REAR OFFICE	200 SF	200 SF	200 SF
103	REAR OFFICE	300 SF	300 SF	300 SF
104	REAR OFFICE	400 SF	400 SF	400 SF
105	REAR OFFICE	500 SF	500 SF	500 SF
106	REAR OFFICE	600 SF	600 SF	600 SF
107	REAR OFFICE	700 SF	700 SF	700 SF
108	REAR OFFICE	800 SF	800 SF	800 SF
109	REAR OFFICE	900 SF	900 SF	900 SF
110	REAR OFFICE	1000 SF	1000 SF	1000 SF
111	REAR OFFICE	1100 SF	1100 SF	1100 SF
112	REAR OFFICE	1200 SF	1200 SF	1200 SF
113	REAR OFFICE	1300 SF	1300 SF	1300 SF
114	REAR OFFICE	1400 SF	1400 SF	1400 SF
115	REAR OFFICE	1500 SF	1500 SF	1500 SF
116	REAR OFFICE	1600 SF	1600 SF	1600 SF
117	REAR OFFICE	1700 SF	1700 SF	1700 SF
118	REAR OFFICE	1800 SF	1800 SF	1800 SF
119	REAR OFFICE	1900 SF	1900 SF	1900 SF
120	REAR OFFICE	2000 SF	2000 SF	2000 SF
121	REAR OFFICE	2100 SF	2100 SF	2100 SF
122	REAR OFFICE	2200 SF	2200 SF	2200 SF
123	REAR OFFICE	2300 SF	2300 SF	2300 SF
124	REAR OFFICE	2400 SF	2400 SF	2400 SF
125	REAR OFFICE	2500 SF	2500 SF	2500 SF
126	REAR OFFICE	2600 SF	2600 SF	2600 SF
127	REAR OFFICE	2700 SF	2700 SF	2700 SF
128	REAR OFFICE	2800 SF	2800 SF	2800 SF
129	REAR OFFICE	2900 SF	2900 SF	2900 SF
130	REAR OFFICE	3000 SF	3000 SF	3000 SF
131	REAR OFFICE	3100 SF	3100 SF	3100 SF
132	REAR OFFICE	3200 SF	3200 SF	3200 SF
133	REAR OFFICE	3300 SF	3300 SF	3300 SF
134	REAR OFFICE	3400 SF	3400 SF	3400 SF
135	REAR OFFICE	3500 SF	3500 SF	3500 SF
136	REAR OFFICE	3600 SF	3600 SF	3600 SF
137	REAR OFFICE	3700 SF	3700 SF	3700 SF
138	REAR OFFICE	3800 SF	3800 SF	3800 SF
139	REAR OFFICE	3900 SF	3900 SF	3900 SF
140	REAR OFFICE	4000 SF	4000 SF	4000 SF
141	REAR OFFICE	4100 SF	4100 SF	4100 SF
142	REAR OFFICE	4200 SF	4200 SF	4200 SF
143	REAR OFFICE	4300 SF	4300 SF	4300 SF
144	REAR OFFICE	4400 SF	4400 SF	4400 SF
145	REAR OFFICE	4500 SF	4500 SF	4500 SF
146	REAR OFFICE	4600 SF	4600 SF	4600 SF
147	REAR OFFICE	4700 SF	4700 SF	4700 SF
148	REAR OFFICE	4800 SF	4800 SF	4800 SF
149	REAR OFFICE	4900 SF	4900 SF	4900 SF
150	REAR OFFICE	5000 SF	5000 SF	5000 SF
151	REAR OFFICE	5100 SF	5100 SF	5100 SF
152	REAR OFFICE	5200 SF	5200 SF	5200 SF
153	REAR OFFICE	5300 SF	5300 SF	5300 SF
154	REAR OFFICE	5400 SF	5400 SF	5400 SF
155	REAR OFFICE	5500 SF	5500 SF	5500 SF
156	REAR OFFICE	5600 SF	5600 SF	5600 SF
157	REAR OFFICE	5700 SF	5700 SF	5700 SF
158	REAR OFFICE	5800 SF	5800 SF	5800 SF
159	REAR OFFICE	5900 SF	5900 SF	5900 SF
160	REAR OFFICE	6000 SF	6000 SF	6000 SF
161	REAR OFFICE	6100 SF	6100 SF	6100 SF
162	REAR OFFICE	6200 SF	6200 SF	6200 SF
163	REAR OFFICE	6300 SF	6300 SF	6300 SF
164	REAR OFFICE	6400 SF	6400 SF	6400 SF
165	REAR OFFICE	6500 SF	6500 SF	6500 SF
166	REAR OFFICE	6600 SF	6600 SF	6600 SF
167	REAR OFFICE	6700 SF	6700 SF	6700 SF
168	REAR OFFICE	6800 SF	6800 SF	6800 SF
169	REAR OFFICE	6900 SF	6900 SF	6900 SF
170	REAR OFFICE	7000 SF	7000 SF	7000 SF
171	REAR OFFICE	7100 SF	7100 SF	7100 SF
172	REAR OFFICE	7200 SF	7200 SF	7200 SF
173	REAR OFFICE	7300 SF	7300 SF	7300 SF
174	REAR OFFICE	7400 SF	7400 SF	7400 SF
175	REAR OFFICE	7500 SF	7500 SF	7500 SF
176	REAR OFFICE	7600 SF	7600 SF	7600 SF
177	REAR OFFICE	7700 SF	7700 SF	7700 SF
178	REAR OFFICE	7800 SF	7800 SF	7800 SF
179	REAR OFFICE	7900 SF	7900 SF	7900 SF
180	REAR OFFICE	8000 SF	8000 SF	8000 SF
181	REAR OFFICE	8100 SF	8100 SF	8100 SF
182	REAR OFFICE	8200 SF	8200 SF	8200 SF
183	REAR OFFICE	8300 SF	8300 SF	8300 SF
184	REAR OFFICE	8400 SF	8400 SF	8400 SF
185	REAR OFFICE	8500 SF	8500 SF	8500 SF
186	REAR OFFICE	8600 SF	8600 SF	8600 SF
187	REAR OFFICE	8700 SF	8700 SF	8700 SF
188	REAR OFFICE	8800 SF	8800 SF	8800 SF
189	REAR OFFICE	8900 SF	8900 SF	8900 SF
190	REAR OFFICE	9000 SF	9000 SF	9000 SF
191	REAR OFFICE	9100 SF	9100 SF	9100 SF
192	REAR OFFICE	9200 SF	9200 SF	9200 SF
193	REAR OFFICE	9300 SF	9300 SF	9300 SF
194	REAR OFFICE	9400 SF	9400 SF	9400 SF
195	REAR OFFICE	9500 SF	9500 SF	9500 SF
196	REAR OFFICE	9600 SF	9600 SF	9600 SF
197	REAR OFFICE	9700 SF	9700 SF	9700 SF
198	REAR OFFICE	9800 SF	9800 SF	9800 SF
199	REAR OFFICE	9900 SF	9900 SF	9900 SF
200	REAR OFFICE	10000 SF	10000 SF	10000 SF

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