

37,400 SF

1 Commercial Street | Branford, CT

Sublease through January 2030



Free Standing Life Science Building

CBRE is pleased to bring to market for sublease a versatile laboratory facility located at 1 Commercial Street in Branford, CT. The facility includes multiple clean laboratories, offices, and a warehouse area, with expansion ability. Located minutes from downtown Branford and the train station, the site is less than 10 miles from downtown New Haven. The Town of Branford offers many amenities including restaurants, golf clubs and marinas/points of water access.

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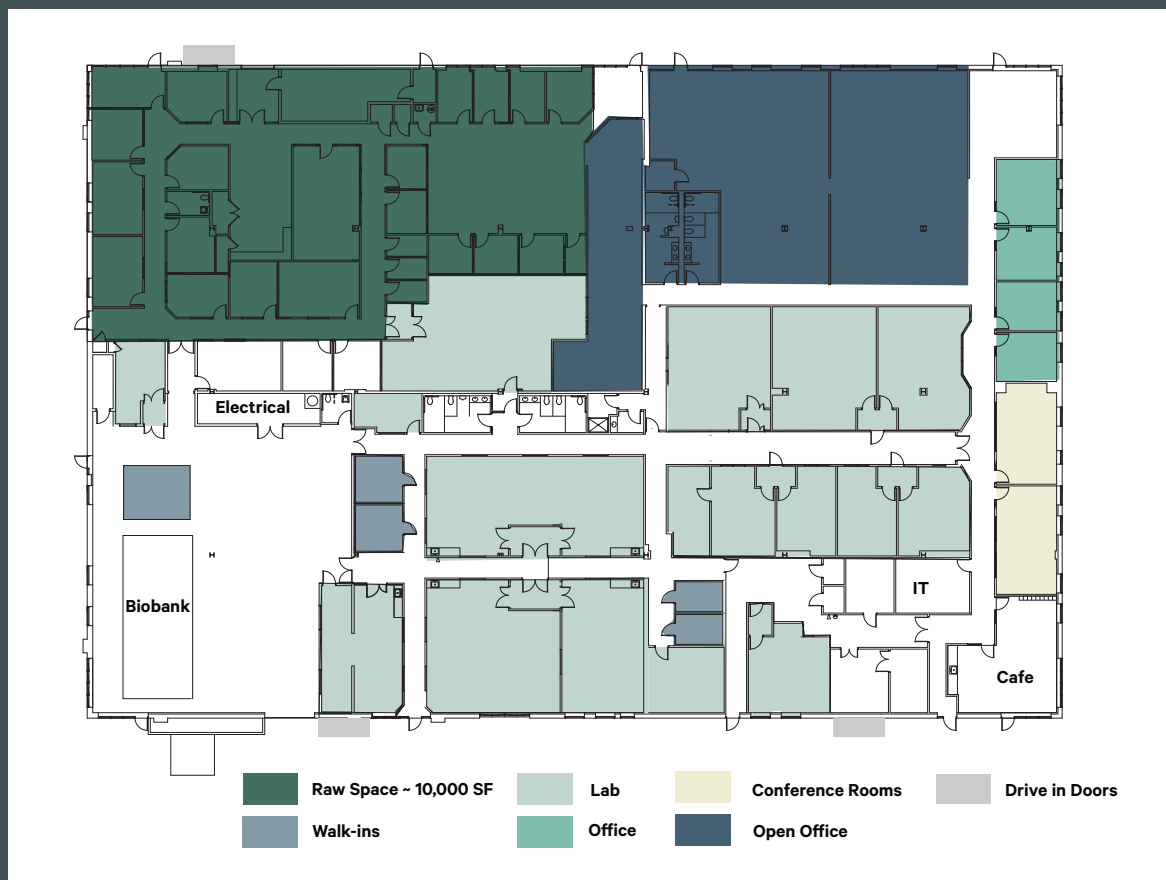
Property Information

Building Specifications

- + **Total SF:** 37,400 SF
- + **Office SF:** 23,900 SF
- + **Lab SF:** 13,500 SF
- + **Year Built/Renovated:** 1950/2021
- + **Ceiling Height:** 14' clear
- + **Drive-in Doors:** Two
- + **Sprinklers:** Wet system
- + **Power:** 600 Amps, 240 Volts, 3 phase, 4 wire;
Generator backup for entire facility
- + **Acres:** 2.23
- + **Zoning:** IG-2
- + **Parking:** 90 spaces

Lab/R&D Features

- + Infrastructure can support biotech, chemistry, and clean manufacturing applications
- + Positive/negative pressure clean room systems with ducted hoods in many lab spaces
- + High air turnovers/HEPA filtration in lab areas
- + Multiple walk-in cold storage rooms at 4C and -20C
- + Facility operates with very little ambient noise and vibrations
- + **Water Pressure:** 60-70 lbs
- + **Air Compressor:** 60 horsepower
- + **Gas:** High and low pressure
- + **HVAC:** Two 80-ton HVAC units, four 20-ton HVAC units

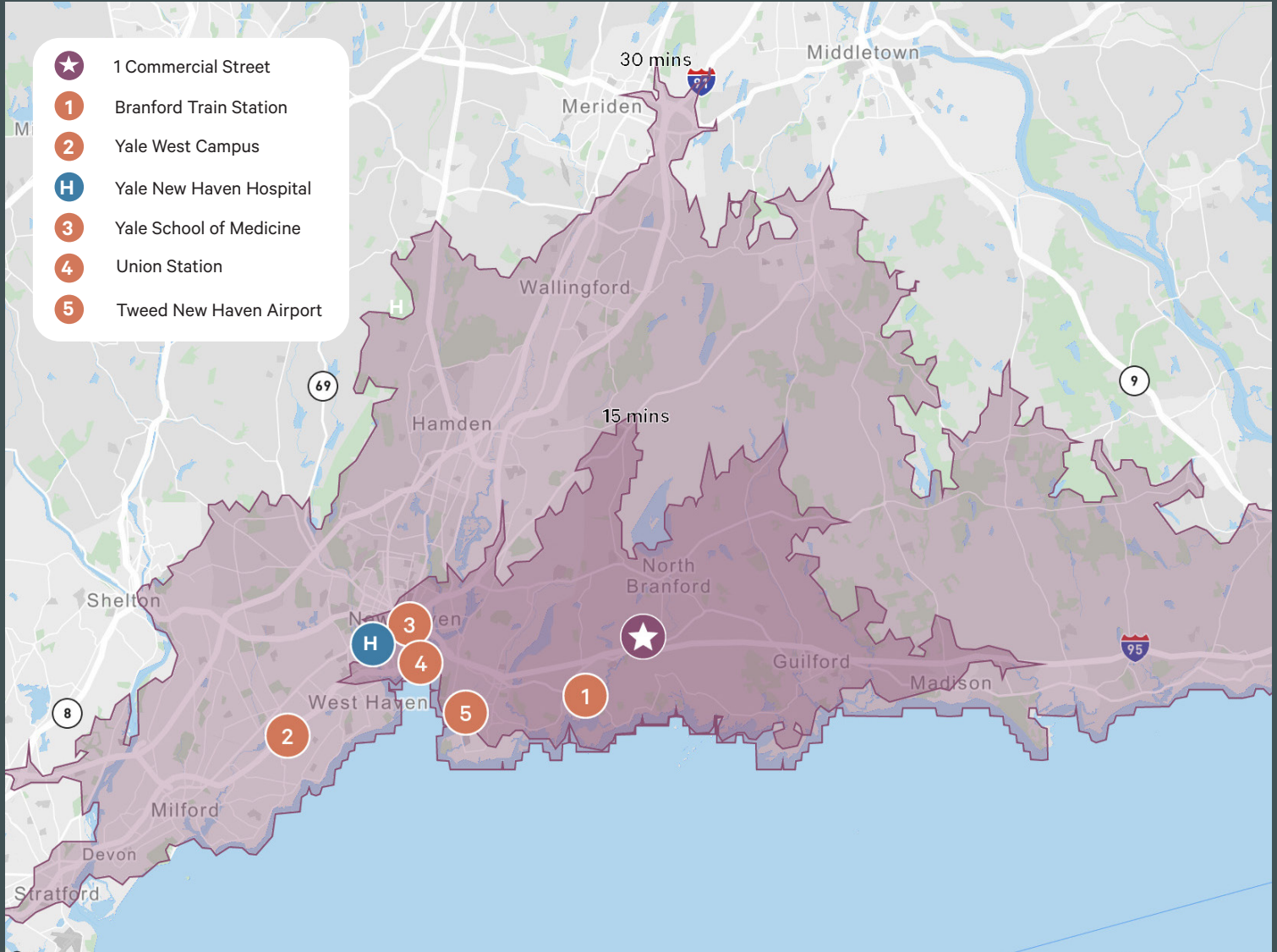


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Points of Interest



Contact Us

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