



*Ranked in Top 50  
Commercial Firms in U.S.*



# FOR LEASE

13 Sycamore Way, Branford, CT 06405

19,824± SF INDUSTRIAL / BIOTECH SPACE | NEW CONSTRUCTION

LEASE RATE: \$25/SF NNN

## 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 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](mailto: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.

## 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

## EXPENSES

**RE TAXES:** ☒ Tenant ☐ Landlord

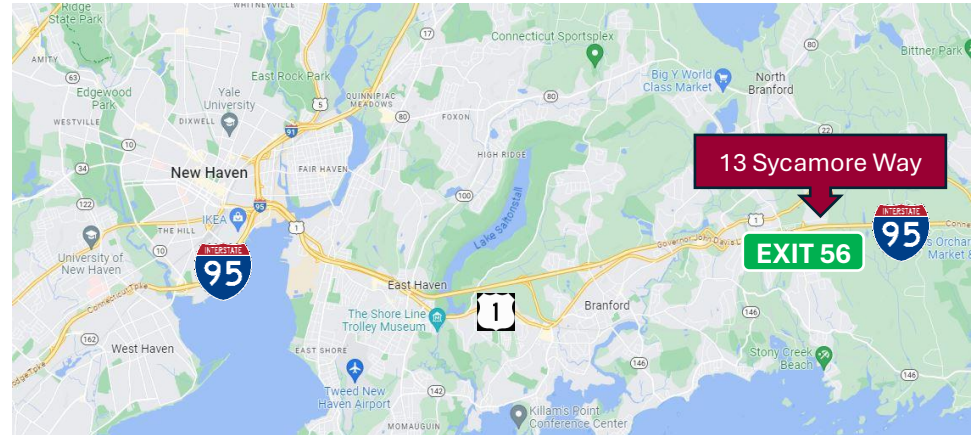
**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

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



New Construction - Built to Suit - Biotech space for 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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