



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

34 East Industrial Rd, Branford, CT 06405
9,869 ± SF IMMACULATE FLEX / OFFICE SPACE

LEASE RATE: \$12.00/SF NNN

HIGHLIGHTS

- 9,869± SF For lease
- Immaculate Warehouse / Production Space
- Newly Renovated Office
- (3) 12' Drive in Doors
- Ideal Logistical Hub, Directly Off I-95's Exit 56, with North and South Access
- 120,000± SF Flex Building Complex
- Parking 4/1,000
- 15 Minutes to New Haven

CONTACT

Will Braun, 

Office: 203-643-1007

Cell: 203-804-6001

Email: wbraun@orlcommercial.com

Frank Hird, 

Office: 203-643-1033

Cell: 203-494-6302

Email: fhird@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

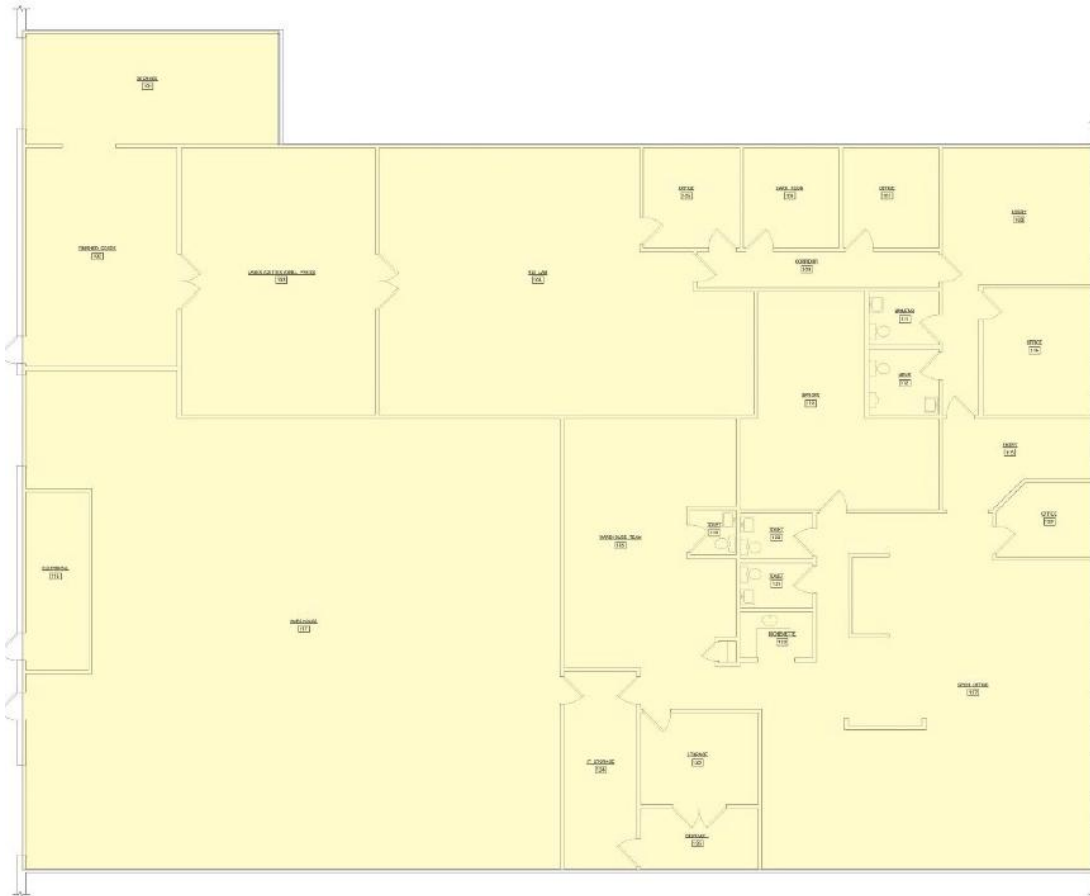
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

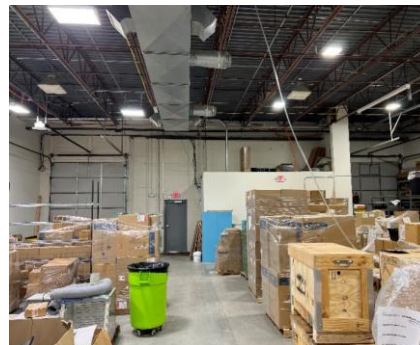
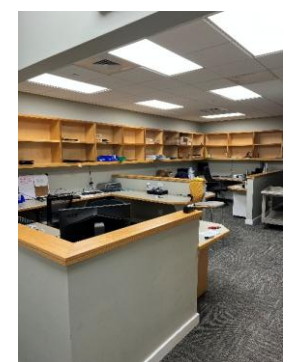


FOR LEASE

LEASE RATE: \$12.00/SF NNN
34 East Industrial Rd, Branford, CT 06405
9,689± SF FLEX/OFFICE SPACE



NO.	ROOM NAME	THICKNESS	CLIMATE	SPACE	TOTAL
01	REAR LOBBY	8' 0"		200 SF	200 SF
02	REAR LOBBY	8' 0"		200 SF	200 SF
03	REAR LOBBY	8' 0"		200 SF	200 SF
04	REAR LOBBY	8' 0"		200 SF	200 SF
05	REAR LOBBY	8' 0"		200 SF	200 SF
06	REAR LOBBY	8' 0"		200 SF	200 SF
07	REAR LOBBY	8' 0"		200 SF	200 SF
08	REAR LOBBY	8' 0"		200 SF	200 SF
09	REAR LOBBY	8' 0"		200 SF	200 SF
10	REAR LOBBY	8' 0"		200 SF	200 SF
11	REAR LOBBY	8' 0"		200 SF	200 SF
12	REAR LOBBY	8' 0"		200 SF	200 SF
13	REAR LOBBY	8' 0"		200 SF	200 SF
14	REAR LOBBY	8' 0"		200 SF	200 SF
15	REAR LOBBY	8' 0"		200 SF	200 SF
16	REAR LOBBY	8' 0"		200 SF	200 SF
17	REAR LOBBY	8' 0"		200 SF	200 SF
18	REAR LOBBY	8' 0"		200 SF	200 SF
19	REAR LOBBY	8' 0"		200 SF	200 SF
20	REAR LOBBY	8' 0"		200 SF	200 SF
21	REAR LOBBY	8' 0"		200 SF	200 SF
22	REAR LOBBY	8' 0"		200 SF	200 SF
23	REAR LOBBY	8' 0"		200 SF	200 SF
24	REAR LOBBY	8' 0"		200 SF	200 SF
25	REAR LOBBY	8' 0"		200 SF	200 SF
26	REAR LOBBY	8' 0"		200 SF	200 SF
27	REAR LOBBY	8' 0"		200 SF	200 SF
28	REAR LOBBY	8' 0"		200 SF	200 SF
29	REAR LOBBY	8' 0"		200 SF	200 SF
30	REAR LOBBY	8' 0"		200 SF	200 SF
31	REAR LOBBY	8' 0"		200 SF	200 SF
32	REAR LOBBY	8' 0"		200 SF	200 SF
33	REAR LOBBY	8' 0"		200 SF	200 SF
34	REAR LOBBY	8' 0"		200 SF	200 SF
35	REAR LOBBY	8' 0"		200 SF	200 SF
36	REAR LOBBY	8' 0"		200 SF	200 SF
37	REAR LOBBY	8' 0"		200 SF	200 SF
38	REAR LOBBY	8' 0"		200 SF	200 SF
39	REAR LOBBY	8' 0"		200 SF	200 SF
40	REAR LOBBY	8' 0"		200 SF	200 SF
41	REAR LOBBY	8' 0"		200 SF	200 SF
42	REAR LOBBY	8' 0"		200 SF	200 SF
43	REAR LOBBY	8' 0"		200 SF	200 SF
44	REAR LOBBY	8' 0"		200 SF	200 SF
45	REAR LOBBY	8' 0"		200 SF	200 SF
46	REAR LOBBY	8' 0"		200 SF	200 SF
47	REAR LOBBY	8' 0"		200 SF	200 SF
48	REAR LOBBY	8' 0"		200 SF	200 SF
49	REAR LOBBY	8' 0"		200 SF	200 SF
50	REAR LOBBY	8' 0"		200 SF	200 SF
51	REAR LOBBY	8' 0"		200 SF	200 SF
52	REAR LOBBY	8' 0"		200 SF	200 SF
53	REAR LOBBY	8' 0"		200 SF	200 SF
54	REAR LOBBY	8' 0"		200 SF	200 SF
55	REAR LOBBY	8' 0"		200 SF	200 SF
56	REAR LOBBY	8' 0"		200 SF	200 SF
57	REAR LOBBY	8' 0"		200 SF	200 SF
58	REAR LOBBY	8' 0"		200 SF	200 SF
59	REAR LOBBY	8' 0"		200 SF	200 SF
60	REAR LOBBY	8' 0"		200 SF	200 SF
61	REAR LOBBY	8' 0"		200 SF	200 SF
62	REAR LOBBY	8' 0"		200 SF	200 SF
63	REAR LOBBY	8' 0"		200 SF	200 SF
64	REAR LOBBY	8' 0"		200 SF	200 SF
65	REAR LOBBY	8' 0"		200 SF	200 SF
66	REAR LOBBY	8' 0"		200 SF	200 SF
67	REAR LOBBY	8' 0"		200 SF	200 SF
68	REAR LOBBY	8' 0"		200 SF	200 SF
69	REAR LOBBY	8' 0"		200 SF	200 SF
70	REAR LOBBY	8' 0"		200 SF	200 SF
71	REAR LOBBY	8' 0"		200 SF	200 SF
72	REAR LOBBY	8' 0"		200 SF	200 SF
73	REAR LOBBY	8' 0"		200 SF	200 SF
74	REAR LOBBY	8' 0"		200 SF	200 SF
75	REAR LOBBY	8' 0"		200 SF	200 SF
76	REAR LOBBY	8' 0"		200 SF	200 SF
77	REAR LOBBY	8' 0"		200 SF	200 SF
78	REAR LOBBY	8' 0"		200 SF	200 SF
79	REAR LOBBY	8' 0"		200 SF	200 SF
80	REAR LOBBY	8' 0"		200 SF	200 SF
81	REAR LOBBY	8' 0"		200 SF	200 SF
82	REAR LOBBY	8' 0"		200 SF	200 SF
83	REAR LOBBY	8' 0"		200 SF	200 SF
84	REAR LOBBY	8' 0"		200 SF	200 SF
85	REAR LOBBY	8' 0"		200 SF	200 SF
86	REAR LOBBY	8' 0"		200 SF	200 SF
87	REAR LOBBY	8' 0"		200 SF	200 SF
88	REAR LOBBY	8' 0"		200 SF	200 SF
89	REAR LOBBY	8' 0"		200 SF	200 SF
90	REAR LOBBY	8' 0"		200 SF	200 SF
91	REAR LOBBY	8' 0"		200 SF	200 SF
92	REAR LOBBY	8' 0"		200 SF	200 SF
93	REAR LOBBY	8' 0"		200 SF	200 SF
94	REAR LOBBY	8' 0"		200 SF	200 SF
95	REAR LOBBY	8' 0"		200 SF	200 SF
96	REAR LOBBY	8' 0"		200 SF	200 SF
97	REAR LOBBY	8' 0"		200 SF	200 SF
98	REAR LOBBY	8' 0"		200 SF	200 SF
99	REAR LOBBY	8' 0"		200 SF	200 SF
100	REAR LOBBY	8' 0"		200 SF	200 SF



WWW.ORLCOMMERCIAL.COM



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.

LEASE RATE: \$12.00/SF NNN

34 East Industrial Rd, Branford, CT 06405

9,869± SF FLEX / OFFICE SPACE

FOR LEASE



BUILDING INFORMATION

GROSS BLD. AREA: 24,000± SF
AVAILABLE AREA: 9,869± SF
WILL SUBDIVIDE TO: 9,869± SF
MAX CONTIGUOUS SF: 9,869± SF
OF FLOORS: 1
DRIVE-IN DOORS: 3
CONSTRUCTION: Masonry Rock
ROOF TYPE: T&G/Rubber
YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
TYPE OF HEAT: Forced Air, Gas

SITE INFORMATION

SITE AREA: 8.29 Acres
ZONING: IG-2
PARKING: 4/1000 Ratio
SIGNAGE: Monument Sign
VISIBILITY: Excellent
HWY ACCESS: Immediately on/off I-95, Exit 56

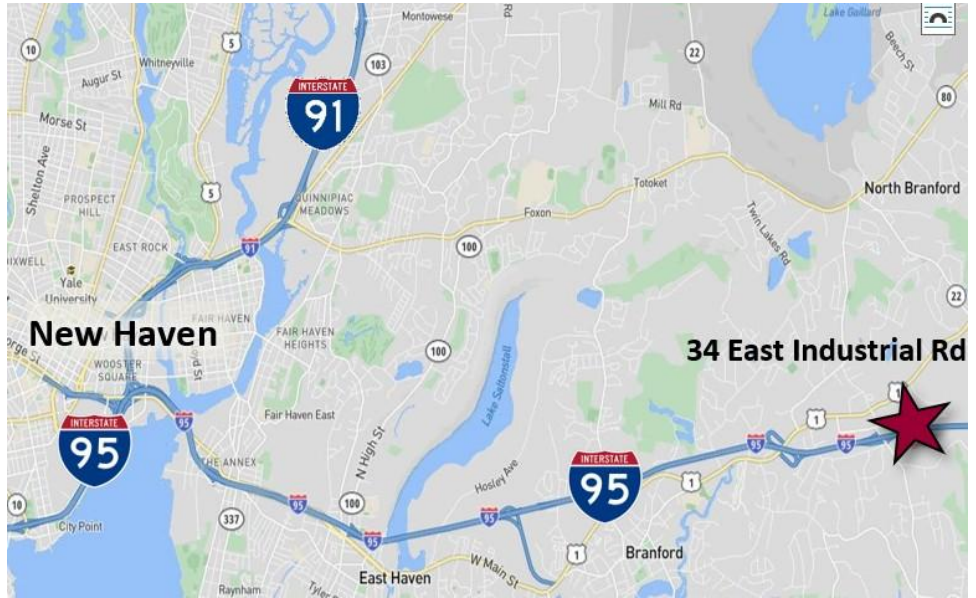
UTILITIES

SEWER: Public Connected
WATER: Public Connected
GAS: Yes

EXPENSES

RE TAXES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord

Directions: I-95 to Exit 56 to East Industrial Rd
(Branford Business Center)



O,R&L Commercial is pleased to present 9,869± SF of Flex / Office space for Lease located at 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.



CONTACT

Will Braun,

Office: 203-643-1007

Cell: 203-804-6001

Email: wbraun@orlcommercial.com

Frank Hird,

Office: 203-643-1033

Cell: 203-494-6302

Email: fhird@orlcommercial.com

Rich Lee

Office: 203-643-1006

Email: rllee@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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 | rllee@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.