

FOR LEASE | 5,000± SF INDUSTRIAL FLEX SPACE

1 DOCK | GREAT ACCESS TO I-95

4 Pin Oak Drive, Branford, CT 06405

LEASE RATE: \$8.95/SF NNN

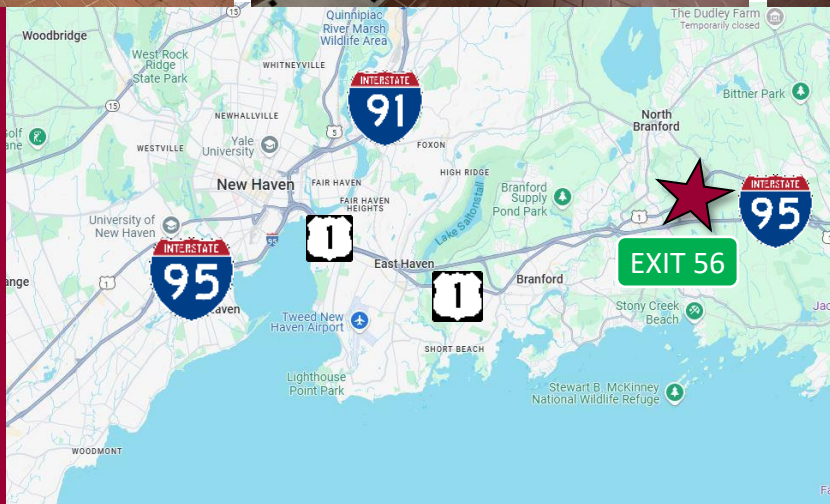


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 5,000± SF Industrial Flex Space for Lease
- 1 Dock
- 16' Ceiling Heights
- Former Aleia's Bakery Space
- Near Route 1 / Boston Post Road Amenities
- 10 Minutes to New Haven
- Direct access to I-95, Exit 56

For more information contact:

Will Braun | 203-804-6001 | wbraun@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
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 46,329± SF
AVAILABLE AREA 5,000± SF
WILL SUBDIVIDE TO 5,000± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 16 Feet
LOADING DOCKS 1
CONSTRUCTION Steel
ROOF TYPE T&G / Rubber
YEAR BUILT 1988

SITE INFORMATION

SITE AREA 3.38± Acres
ZONING IG-2
PARKING Open
VISIBILITY Excellent
FRONTAGE 633± Feet – Pin Oak Dr
245± Feet – East Industrial
HWY ACCESS I-95

EXPENSES

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

MECHANICAL EQUIPMENT

AIR CONDITIONING Office Only
TYPE OF HEAT Gas, Forced Air
ELECTRIC SERVICE 1,000 amp

UTILITIES

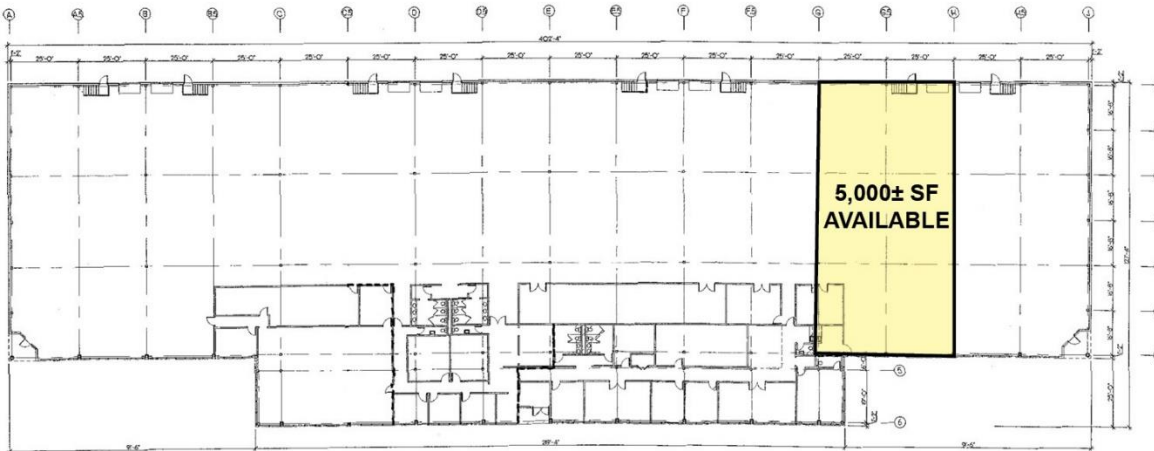
SEWER Public Connected
WATER Public Connected
GAS Public Connected

TAXES

ASSESSMENT \$2,436,100
MILL RATE 30.48
TAXES \$74,252.34

COMMENTS O,R&L Commercial is pleased to present 5,000± SF of Industrial Flex space for Lease located at 4 Pin Oak Drive in Branford, CT. The space has 16' ceilings, 1 dock and was former Aleia's Bakery space. The property has direct access to I-95 at Exit 56.

DIRECTIONS I-95 to Exit 56 to Leetes Island Road, left onto East Industrial Road to Pin Oak Drive



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