

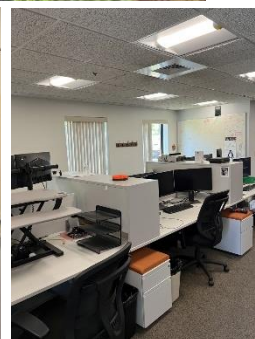
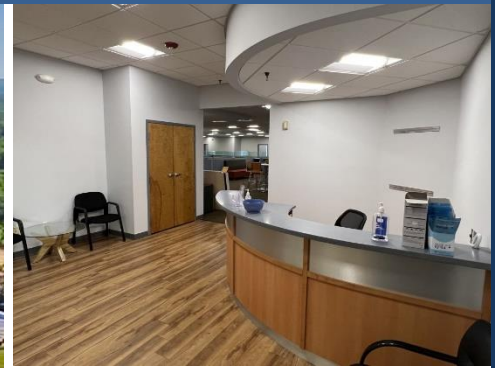
FOR SUBLEASE | 15,063± SF OFFICE / FLEX / LABORATORY SPACE BRANFORD BUSINESS CENTER | IMMEDIATELY ON/OFF I-95

36 East Industrial Road, Branford, CT 06405

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

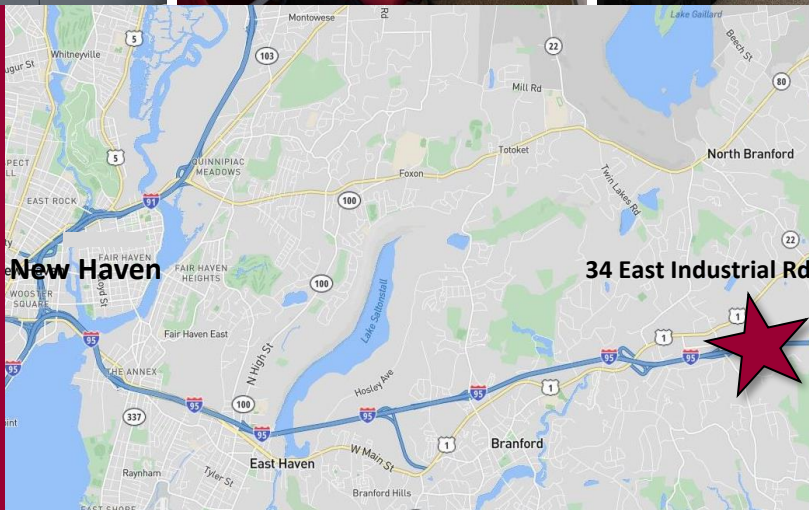


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Property Highlights

- 15,063± SF for Sublease
 - 5,968 ±SF – 1st Floor Flex / Office / Lab space
 - 9,095± SF – 2nd Floor Office space
- Brand new high-end furniture included
- Ideal logistical hub, directly off I-95's Exit 56 with north / south access
- Branford Business Center
- 120,000± SF Flex building complex
- Parking 4/1,000
- 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

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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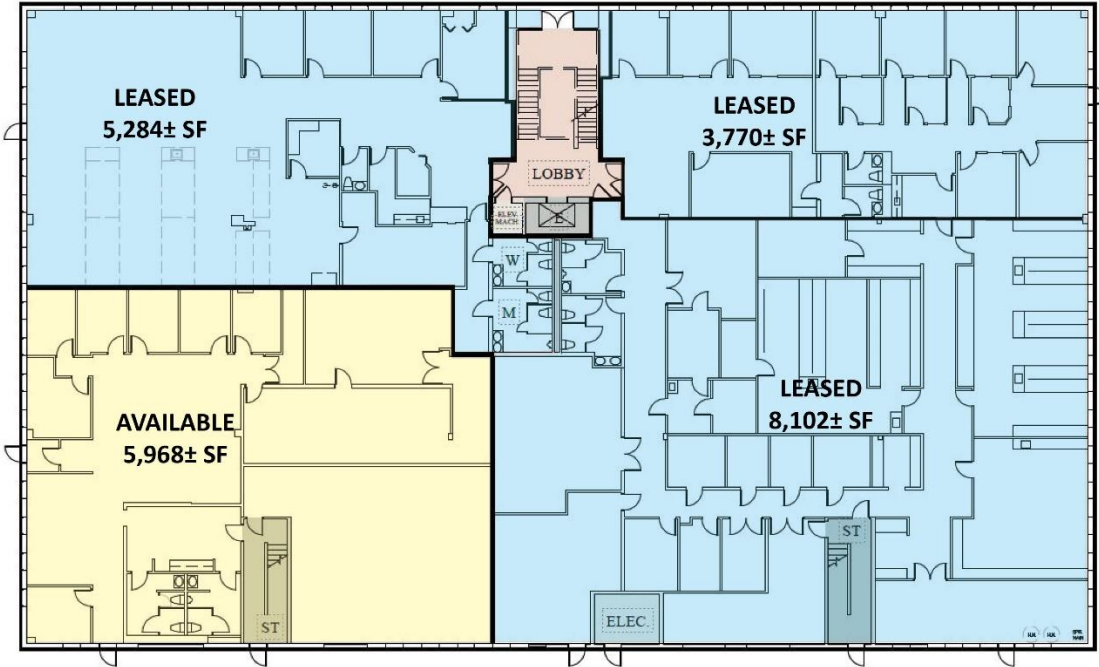
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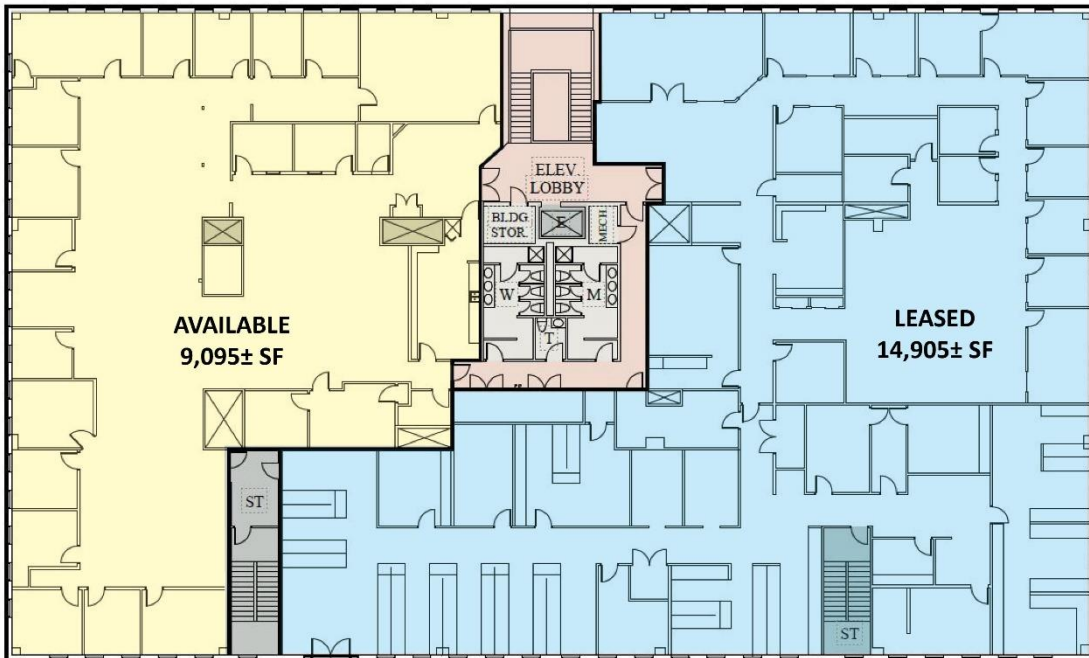


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First Floor Availability – Flex / Office / Laboratory Space



Second Floor Availability – Office Space



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BUILDING INFORMATION

GROSS BLDG AREA 47,770± SF
AVAILABLE AREA 15,063± SF
MAX CONTIGUOUS AREA 15,063± SF
WILL SUBDIVIDE TO 5,968± SF – First Floor
9,095± SF – Second Floor
NUMBER OF FLOORS 2
DRIVE-IN 1
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 O,R&L Commercial is pleased to present 15,063± SF of Office / Flex / Laboratory space for Sublease. The available space consists of 5,968± SF of Flex / Office / Lab space on the first floor and 9,095± SF of Office space on the 2nd floor with brand new high-end furniture included. There is 1 drive-in door that is currently blocked off, but door is still in place and can be re-opened. The property is located in the Branford Business Center in an ideal logistical hub directly off I-95 at Exit 56 with north and south access. Close proximity to New Haven.

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

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