



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

16 COMMERCIAL STREET, BRANFORD, CT 06405

4,000 - 20,143± SF FLEX / INDUSTRIAL / BIOTECH SPACE ON 1.45± ACRES

LEASE RATE: \$10/SF NNN

HIGHLIGHTS

- Full Building Availability – 20,143± SF
- Divisible to 4,000± SF
- 1 Loading Dock
- Clean Room / Negative Pressure
- Iso-7 (30) Airchanges per hour
- (2) Walkin Refrigerator / Freezers
- (2) Diesel Generators
- Convenient Access to I-95
- Close Proximity to Yale University, New Haven Hospitals (YNHH) & Tweed Airport

Will Braun,  **SIOB** 
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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

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16 Commercial Street, Branford, CT 06405

4,000± SF - 20,143± SF FLEX / INDUSTRIAL / BIOTECH SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 20,143± SF

AVAILABLE AREA: 4,000 - 20,143± SF

WILL SUBDIVIDE TO: 4,000± SF

OFFICE AREA: 8,000± SF

CLEAN ROOM: 1,000± SF

OF FLOORS: 1

LOADING DOCKS: 1 (8'X10') with Leveler

CLEAR HEIGHT: 14'

CONSTRUCTION: Masonry

ROOF TYPE: Membrane

YEAR BUILT: 1977 / 2013 / 2016 / Renovated

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air

SPRINKLERED: Yes, 100% Wet

ELECTRIC/POWER: (1) 1200amp, (1) 800amp, 3ph

GENERATOR: (2) Backup Diesel Generators

SITE INFORMATION

SITE AREA: 1.45± Acres

ZONING: IG-2

PARKING: Open, 46 Spaces

SIGNAGE: Monument

VISIBILITY: Excellent

FRONTAGE: 200.15 Feet

HWY ACCESS: I-95

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,592,000

MILL RATE: 22.16

TAXES: \$35,278.72 (2026)

EXPENSES

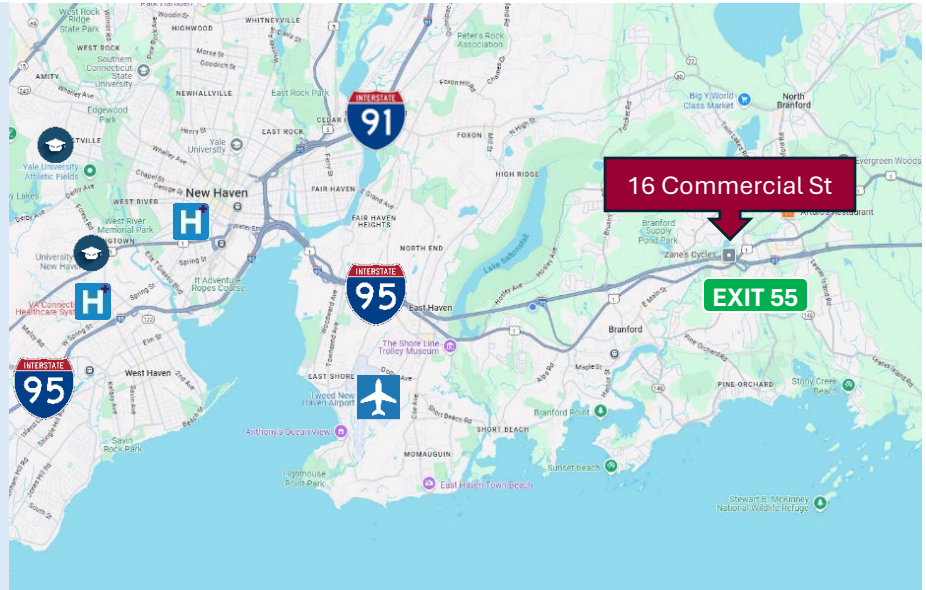
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

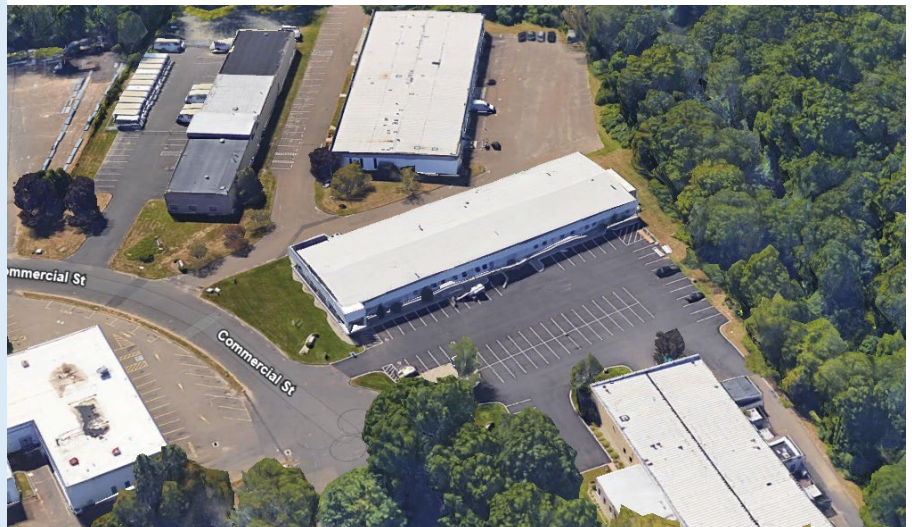
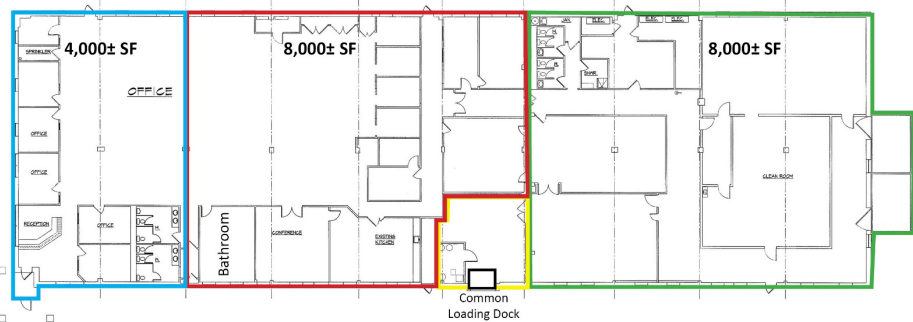
INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



4,000 – 20,143± SF Available



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