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Commercial Firms in U.S.



# FOR LEASE

16 EAST INDUSTRIAL ROAD, BRANFORD, CT 06405

26,200± SF INDUSTRIAL / MANUFACTURING / WAREHOUSE BUILDING

LEASE RATE: Price Upon Request

## HIGHLIGHTS

- 26,200± SF Industrial Warehouse Building
- Excellent Location, Direct Access to I-95 North/South at Exit 56
- 13-16' Ceiling Heights
- 1 Loading Dock
- 2 Drive-in Doors

Will Braun,    
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2 Summit Place, Branford, CT 06405 | ☎ (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



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### BUILDING INFORMATION

**GROSS BLDG AREA:** 26,200± SF

**AVAILABLE AREA:** 26,200± SF

**# OF FLOORS:** 1

**LOADING DOCKS:** 1

**DRIVE-IN DOORS:** 2

**CLEAR HEIGHT:** 13-16 Feet

**CONSTRUCTION:** Wood Frame, Masonry

**ROOF TYPE:** Architectural Shingles

**YEAR BUILT:** 1984

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Partial AC

**HEAT:** Gas, Forced Hot Air

**SPRINKLERED:** Yes, Wet

### SITE INFORMATION

**SITE AREA:** 1.61 Acres

**ZONING:** IG-2

**PARKING:** Open Parking

**SIGNAGE:** Building

**VISIBILITY/FRONTAGE:** Excellent / 200 Feet

**HWY ACCESS:** I-95

### UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Gas, Forced Air

### TAXES

**ASSESSMENT:** \$1,083,400

**MILL RATE:** 21.40

**TAXES:** \$23,184.76

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



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