

Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

**NORTHEAST TECHNOLOGY CENTER: 35 Northeast Industrial Rd, Branford, CT 06405**  
**MIX OF OFFICE, FLEX & CHEMISTRY / BIOLOGY LAB SPACE AVAILABLE**

*All Sizes Ranging from Single Room Incubator Lab Space up to 45,000±SF*

## HIGHLIGHTS

- Fully Built-out Chemistry / Bio Lab Space
- Individual Incubator Lab Rooms
- Flexible Office & Industrial Space
- Fume Hoods & Biosafety, Laminar Flow Hoods Available
- 12 Minutes to New Haven
- Immediate Access to I-95 (Exit 56). Easily Accessible
- Loading Dock & Platform
- EV Charging Stations
- Ample Parking
- Full Building Backup Power



## CONTACT

Will Braun,



Cell: 203-804-6001

Email: [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

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: Price Upon Request**

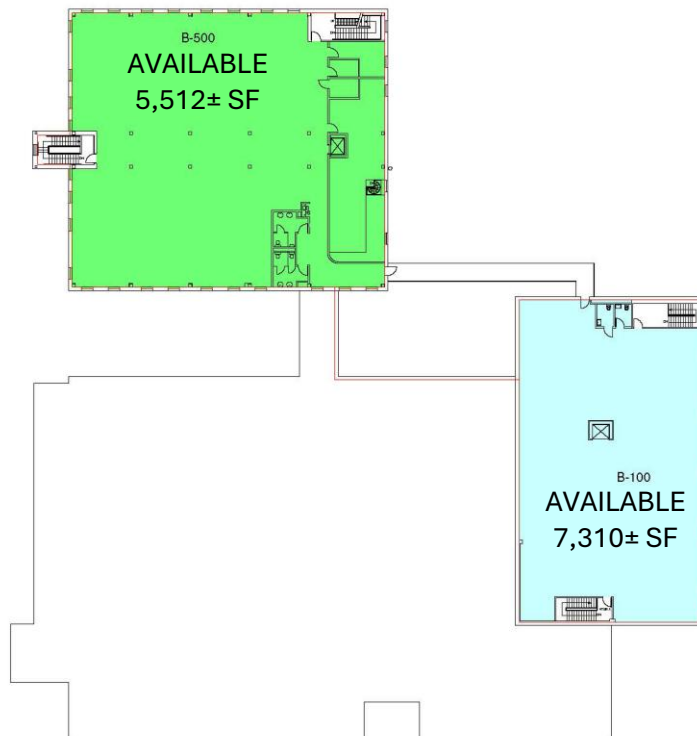
**Northeast Technology Center, Branford, CT 06405**  
**Single Room Incubator Lab Space – up to 45,000± SF**

All Sizes Ranging from Single Room Incubator Lab Space – up to 45,000± SF

## GROUND FLOOR



## 2ND FLOOR



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

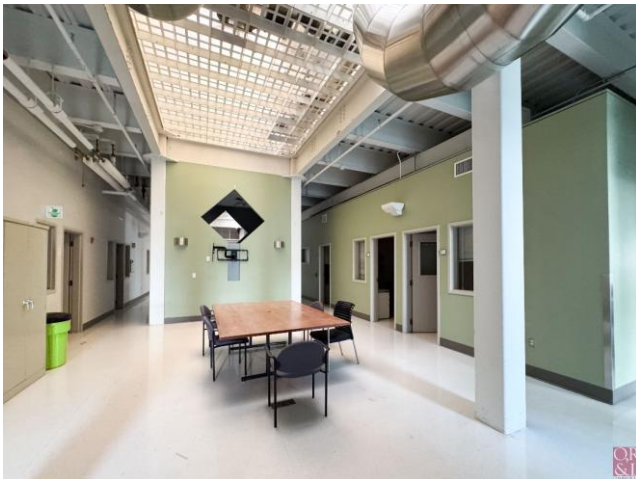
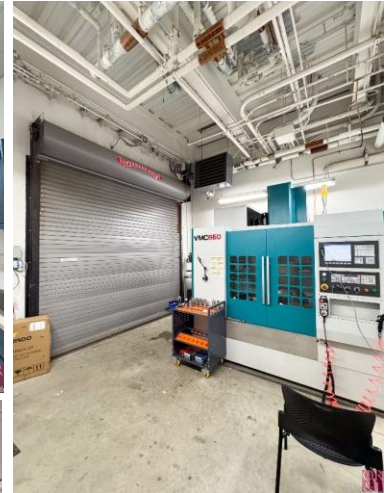
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

**LEASE RATE: Price Upon Request**

**Northeast Technology Center, Branford, CT 06405**

**Single Room Incubator Lab Space – up to 45,000± SF**

**FOR LEASE**



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

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: Price Upon Request**

**Northeast Technology Center, Branford, CT 06405**  
**Single Room Incubator Lab Space – up to 45,000± SF**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 97,501± SF

**AVAILABLE AREA:** 45,000± SF

**WILL SUBDIVIDE TO:** Single Room

**# OF FLOORS:** 2

**LOADING DOCKS:** 1

**DRIVE-IN DOORS:** 1 (More Possible)

**CONSTRUCTION:** Masonry & Steel

**ROOF TYPE:** EPDM Rubber Membrane

**YEAR BUILT:** 1997

## MECHANICAL EQUIPMENT

**HVAC:** Central Air with Redundancy

**SPRINKLERED:** 100% Wet

**ELECTRIC/POWER:** 2,400amps

**ELEVATORS:** 2 Elevators

**GENERATOR:** 340 KVA

## SITE INFORMATION

**SITE AREA:** 3.29± Acres

**ZONING:** IG-2

**PARKING:** 3.87/1000 (150 Spaces)

**SIGNAGE:** Building / Directory / Monument

**HWY ACCESS:** I-95, Exits 55 & 56

## UTILITIES

**SEWER:** Public Connected

**WATER:** Public Connected

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$4,800,900 (2025)

**MILL RATE:** 21.40

**TAXES:** \$102,739.26 (2025)

## EXPENSES

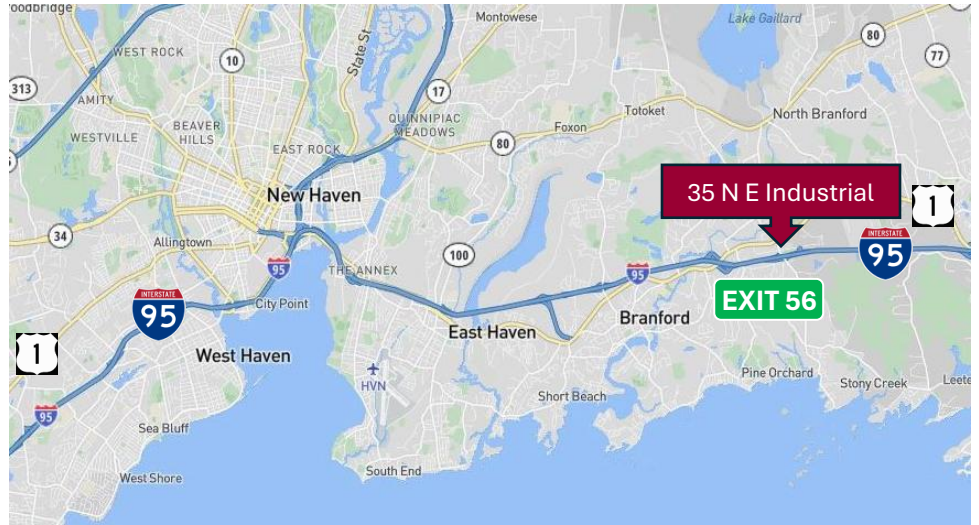
**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord



## CONTACT

**Will Braun,**

Cell: 203-804-6001

Email: [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**J. Richard Lee**

Office: 203-488-1555

Email: [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

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