



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

965 WEST MAIN STREET, BRANFORD, CT 06405

30,000± SF HIGH-BAY INDUSTRIAL WAREHOUSE SPACE

LEASE RATE \$7.95/SF NNN

## HIGHLIGHTS

- 30,000± SF For Lease
- High-Bay 20-27' Clear
- 3 Loading Docks
- 400amp Electric Service
- Fully Sprinklered
- Additional Mezzanine Storage
- Abundant Parking
- Great Access to I-95
- Zoning: CP
- Ideal for Numerous Uses

## CONTACT

**Sam Crampton**

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[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 | License: REB.0758300

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# FOR LEASE

**LEASE RATE \$7.95/SF NNN**

**965 West Main Street, Branford, CT 06405**

**30,000± SF INDUSTRIAL HIGH-BAY WAREHOUSE**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 200,000± SF

**AVAILABLE AREA:** 30,000± SF

**# OF FLOORS:** 1

**LOADING DOCKS:** 3

**CLEAR HEIGHT:** 20-27 Feet Clear

**CONSTRUCTION:** Steel

**ROOF TYPE:** Metal

**YEAR BUILT:** 1980

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** None

**HEAT:** Gas, Hot Water

**SPRINKLERED:** Yes

**ELECTRIC/POWER:** 400amp

## SITE INFORMATION

**SITE AREA:** 18.5± Acres

**ZONING:** CP

**PARKING:** Abundant, Open, 2/1,000

**VISIBILITY:** Excellent

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 23,000± SF

## UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Public Connected

## TAXES

**ASSESSMENT:** \$5,265,600

**MILL RATE:** 21.40

**TAXES:** \$112,683.84 thru Jan 2026

## EXPENSES

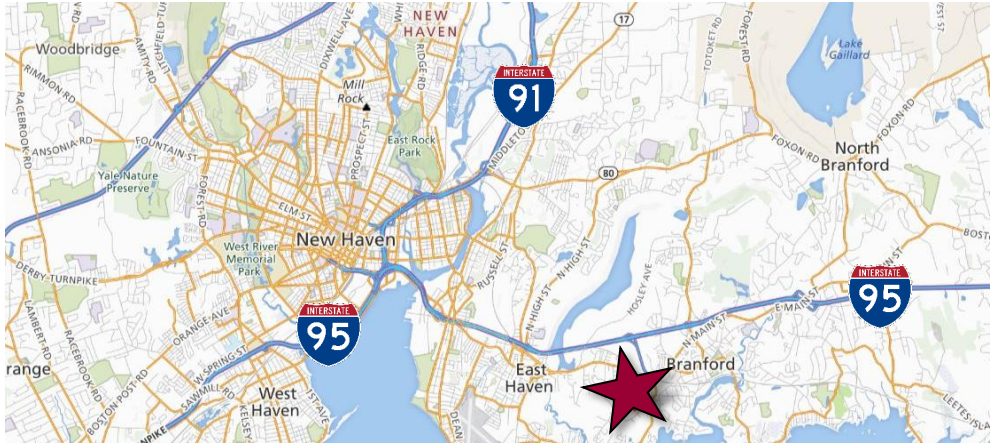
**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord



Outline of parcel is approximate

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