



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

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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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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**CONTACT****Sam Crampton**

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