



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

34 East Industrial Rd, Branford, CT 06405  
3,792± SF up to 14,272± SF IMMACULATE FLEX / OFFICE SPACE

**LEASE RATE: Price Upon Request**

## HIGHLIGHTS

- 3,792± SF up to 14,272± SF For lease
- 12 Minutes to New Haven
- Immaculate Warehouse / Production Space
- Newly Renovated Office
- Electric – 800 amps, 3 phase
- (3) 12' Drive in Doors
- Signage – Building & Monument
- Ideal Logistical Hub, Directly Off I-95's Exit 56, with North and South Access
- Parking 4/1,000



## CONTACT

**Will Braun,**   
Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Frank Hird,**   
Office: 203-643-1033  
[fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)



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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

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



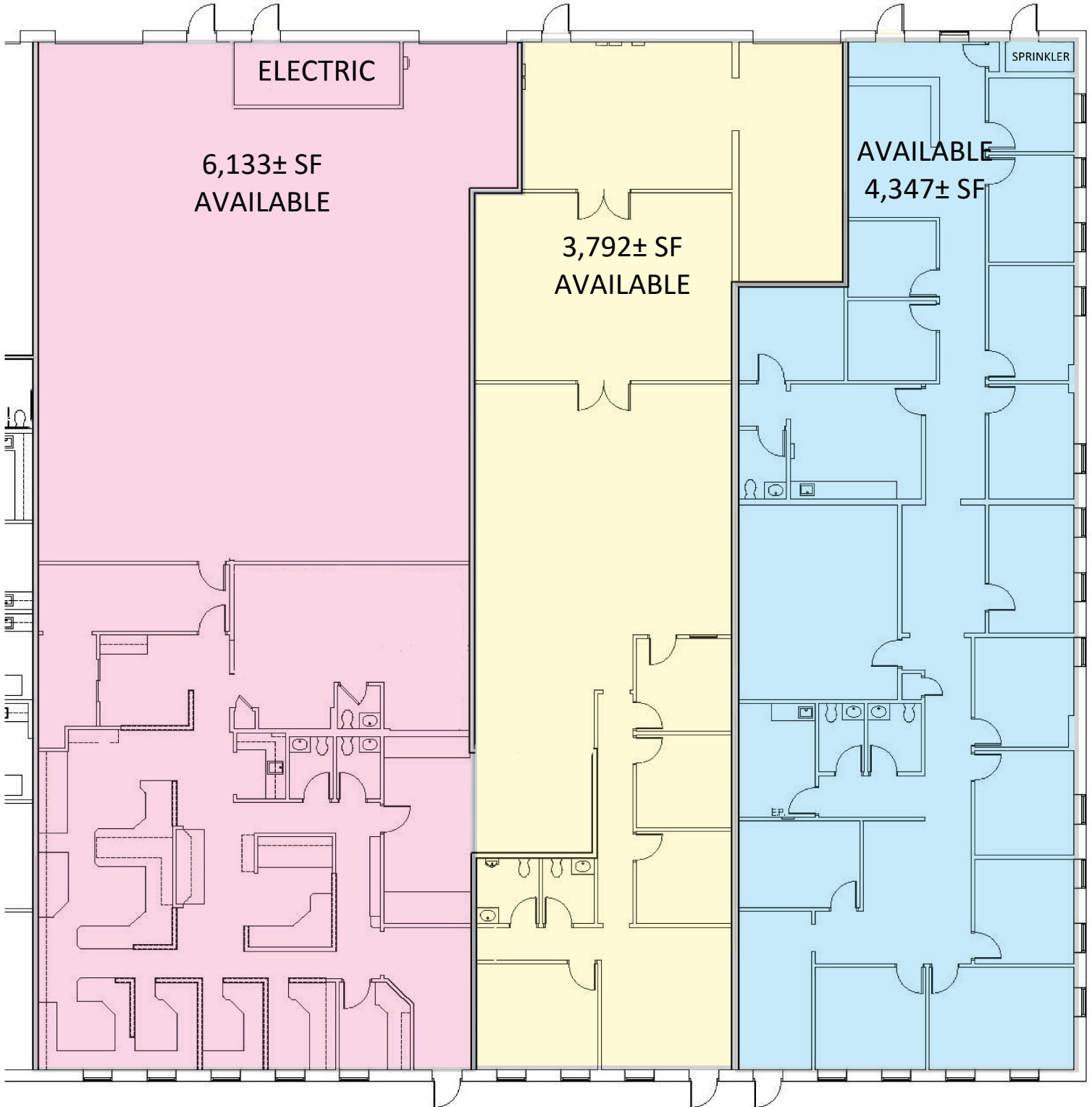
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**CONTIGUOUS: 14,272± SF**



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## BUILDING INFORMATION

**GROSS BLDG AREA:** 24,000± SF  
**AVAILABLE AREA:** 14,272± SF  
**WILL SUBDIVIDE TO:** 3,792± SF  
**MAX CONTIGUOUS SF:** 14,272± SF  
**# OF FLOORS:** 1  
**DRIVE-IN DOORS:** 3  
**CONSTRUCTION:** Masonry Rock  
**ROOF TYPE:** T&G/Rubber  
**YEAR BUILT:** 1985

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air  
**TYPE OF HEAT:** Forced Air, Gas

## SITE INFORMATION

**SITE AREA:** 8.29 Acres  
**ZONING:** IG-2  
**PARKING:** 4/1000 Ratio  
**SIGNAGE:** Monument Sign  
**VISIBILITY:** Excellent  
**HWY ACCESS:** Immediately on/off I-95, Exit 56

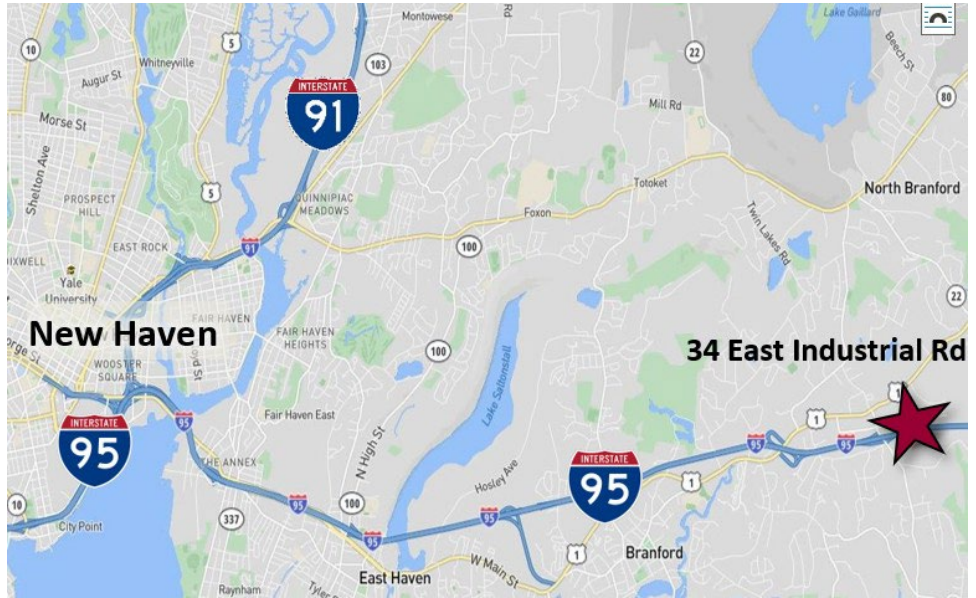
## UTILITIES

**SEWER:** Public Connected  
**WATER:** Public Connected  
**GAS:** Yes

## EXPENSES

**RE TAXES:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord

**Directions:** I-95 to Exit 56 to East Industrial Rd  
(Branford Business Center)



O,R&L Commercial is pleased to present 3,792± SF up to 14,272± SF of Flex / Office space for Lease located at 34 East Industrial Road in Branford, CT. The available space consists of immaculate warehouse / production space, has (3) 12' drive-in overhead doors, and newly renovated office space. The property is located in the Branford Business Center, an ideal logistical hub, directly off I-95's Exit 56 with north and south access. 12 Minutes to New Haven.



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