



242 BRANFORD ROAD

NORTH BRANFORD

15,000+ SF | DIVISIBLE TO 6,760 SF | 2 DOCKS |
2 OH DOORS | UP TO ±21' HIGH-BAY

\$8.00/SF/YR

NNN

FOR LEASE

Versatile 15,000+ SF warehouse/office opportunity, divisible to 6,760 SF, at 242 Branford Road (CT-139) in North Branford. Well suited for light industrial, assembly, distribution, contractor and flex users, the space combines functional warehouse areas with existing office and support space. Warehouse features include two overhead doors (9' x 8' and 10' x 14'), two truck docks, approximately 16' ceiling height with a high-bay section reaching approximately 21', and interconnected work, production and storage areas. \$8.00/SF/NNN.

Present Use: Warehouse/Office

Potential Use: Warehouse/Office

AVAILABILITY

SF Available:	15,735	Ceiling Height: 16-21	OH Doors: 2
SF Available Office:	2,750	Ceiling Height: 10'	Truck Docks: 2
Minimum Subdivide: 6,760SF			

BUILDING INFORMATION

Stories:	1	Ceiling Height: 16-21'
First Floor Area:	26,978SF	Ceiling Height:
Second Floor Area:	SF	Ceiling Height: --
Third Floor Area:	SF	Ceiling Height: --
Other Floor Areas:	SF	Ceiling Height: --
Office Area:	2,750SF	
Total Floor Area:	26,978SF	
Overhead Doors:	3	Size: Various
Truck Dock(s):	4	Size: 8x9'
Year Built:	1980	
Condition:	Very Good	
Construction Type:	Masonry & Steel	
Roof:	Metal	
Lin. Ft. Clear Span:		

LAND

Lot(s): 1	Frontage:	207
Area SF: 91,786	Depth:	Varies
Acres: 2.16	% Land Coverage:	Built Out
Parking: 80	% Building Coverage Permitted:	30%
Zoning: I-2	Condition of site:	Level/Dry

ASSESSMENT

Land:	
Building:	
Total:	
Mills:	28.91
Taxes:	\$1.12

TRANSPORTATION

Bus Service:	No
Distance:	--
Turnpike:	I-95
Exit:	55
Distance:	2.3 Miles

UTILITIES

Water: Municipal
Sewer: Municipal
Gas: PubCT

POWER

Volts: 240
Amps: 400
Phase:

MECHANICAL EQUIPMENT

Elevator Size: NA
Heating: Gas Hot Air
Air Conditioning: Central Air
Sprinkler: None
Other Equipment:

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