

# COMMERCIAL

## Commercial Property **FOR SALE** 8-14 Baldwin Dr., Branford



**PRICE: \$6,500,000**

This expansive industrial manufacturing building, located in the prime area of Branford, offers 67,839 square feet of versatile space ideal for a variety of manufacturing and distribution needs. The facility features a prime location - strategically positioned along the I95 corridor with easy access to other major transportation hubs, and key markets, Ample space providing a flexible layout for production, warehousing, or distribution. Offices, employee break areas, lockers & restrooms already in place. 18' foot Ceilings in most of the manufacturing area up to 30'. A very Spacious Interior with multiple crane bays that can accommodate large equipment and machinery, as well as providing ample room for vertical storage, Multiple Loading Docks Inside & out - designed for efficient truck access and logistics operations, this building is very well-equipped with robust electrical and plumbing systems to support heavy manufacturing operations. Parking for 133 vehicles. This is a rare opportunity for a large manufacturer and/or distributor to have a strategic location on the Connecticut shoreline.



Greg Robbins  
Realtor  
203.464.0125  
g Robbins@houlihanlawrence.com



Leanne Petrillo Criscuolo  
Realtor  
203.848.4999  
Lpetrillog@houlihanlawrence.com



978 Main Street  
Branford, CT 06405  
203.787.7800

- **Square Feet: 67,839**
- **On I 95 Corridor**
- **Parking for 133 Vehicles**
- **Central Air**
- **5 Overhead Doors**

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**Houlihan Lawrence Wareck D'ostilio Commercial & Investment Real Estate**

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

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## Property Attributes

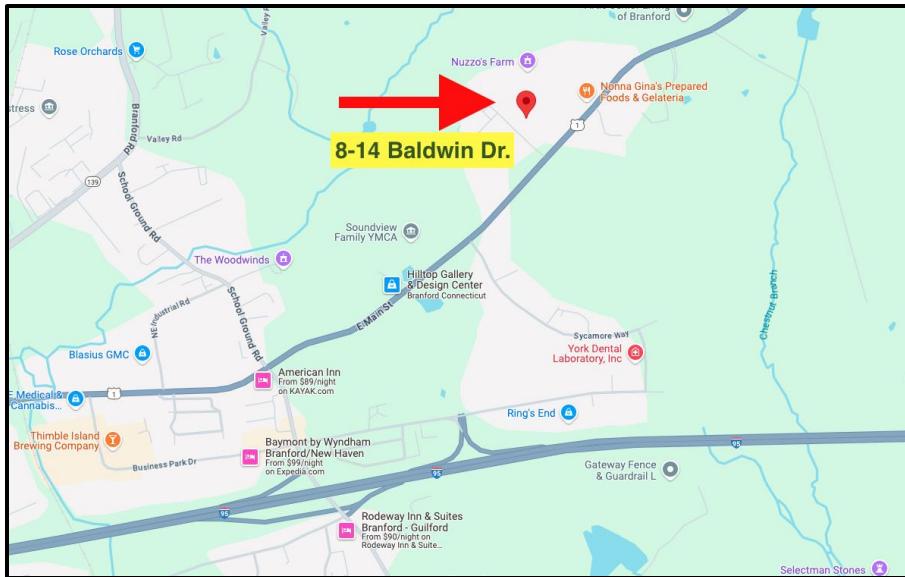
Year Built	1988
Square Feet	67,809
Zoning	IG-2
Present Use	Manufacturing
Foundation	Concrete, Slab
Construction	Stone , Metal
Roof	EPDM Synthetic Rubber
Available Utilities	Electric, Gas, Cable, Fire Suppression System
Heating Type/Fuel	Hot Air/Natural Gas/Propane
Cooling	Central Air, Ductless, Zoned
Lot Description	3.69 Acres, Level Lot
Water/ Sewer	Public Water & Sewer Connected

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## Regional Maps 8-14 Baldwin Dr., Branford



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