



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

# 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  
grobbs@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**

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2022. All rights reserved.

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

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



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

# COMMERCIAL

## 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

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2022. All rights reserved.

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

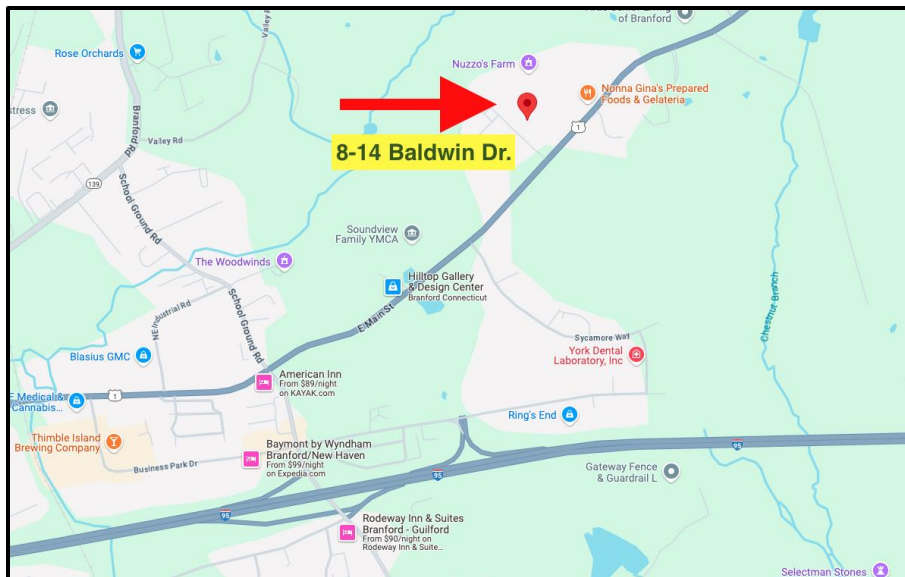
**New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook**



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

# COMMERCIAL

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



This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2022. All rights reserved.

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

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