



Available For Lease
**8 Baldwin Dr,
Branford, CT 06405**



Property Summary

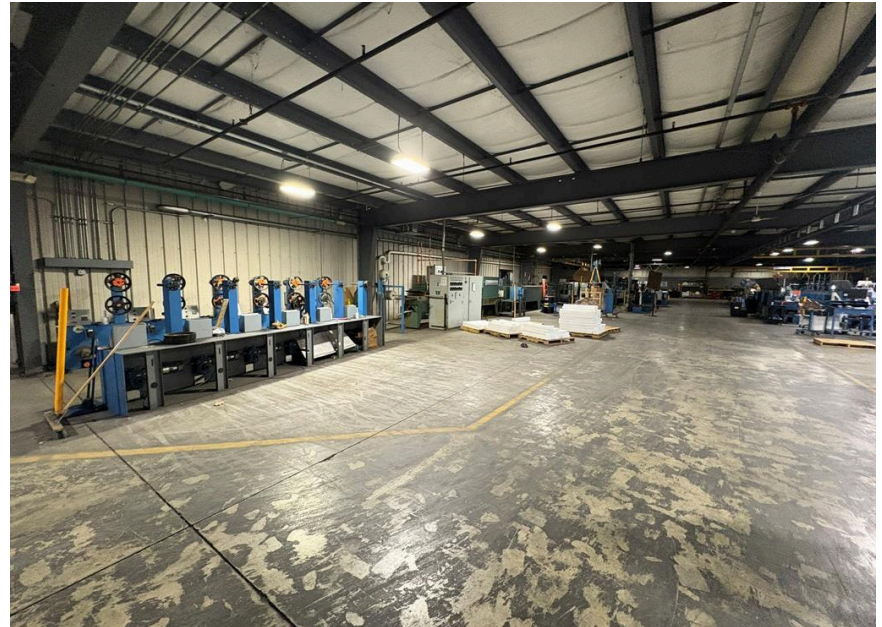
8 Baldwin Dr, Branford, CT 06405-6501 features 67,839 SF of industrial space on 3.66 acres in the New Haven market. The building offers a 14' clear ceiling height, 3 dock-high doors, and 2 grade-level doors, making it suitable for warehousing, light manufacturing, or service-based operations. With flexible access and a strategic location near key Connecticut corridors, this property provides a functional solution for industrial users seeking space in the greater New Haven region.

PROPERTY SUMMARY

Address	8 Baldwin Dr, Branford, CT 06405
Type	For Lease
Total SF	67,839
Acreage	3.66
Year Built/Renovated	1988
Dock Doors	3
Drive-ins	2
Clear Height	14'
Zoning	Industrial



Property Photos



Property Photos



Property Outline



Prime Industrial Location - Pittsburgh, PA

8 Baldwin Dr sits in a highly strategic industrial pocket of Branford, just minutes from I-95 (Exit 56), giving businesses fast north-south access across Connecticut and direct connectivity to New Haven, only 10 miles west. The property is surrounded by established industrial and service corridors, including the East Main Street commercial district, Branford Hill retail area, and the Montowese Industrial Park. Its proximity to the Port of New Haven, Tweed-New Haven Airport, and major distribution hubs in North Haven and Hamden enhances regional and last-mile logistics potential. Nearby anchors such as Amazon's North Haven fulfillment center and many other supply-chain distributors. This combination of highway access, industrial neighbors, and proximity to major economic centers makes 8 Baldwin Dr a prime location for users needing efficiency, connectivity, and operational flexibility in the greater New Haven market.

Distance

Interstate 95 (Exit 56) - 0.7 Miles

Amazon North Haven Fulfillment Center - 18 miles

Downtown New Haven - 10 miles

Tweed-New Haven Airport - 7 miles





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