

FOR LEASE | 6,000± SF FLEX SPACE (3,000± SF Office, 3,000± SF WH)

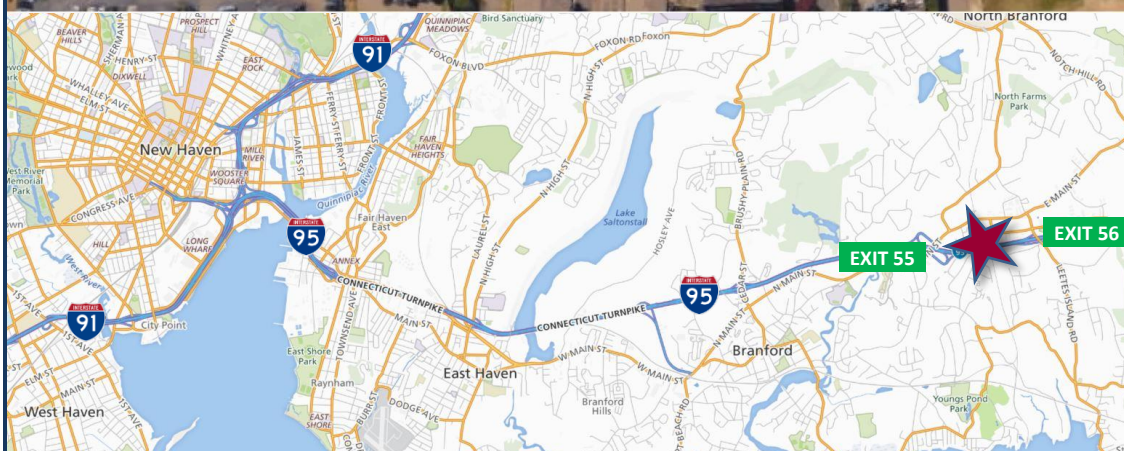
LOCATED IN BUSINESS PARK DRIVE OFF ROUTE 1

29 Business Park Drive, Branford, CT 06405

LEASE RATE: \$8.50/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- 6,000± SF available
  - 3,000± SF – Front Office Space
  - 3,000± SF – Back Warehouse
- Ceiling Heights: 15'
- 3/1000 parking ratio
- Sprinklered
- Zoning: IG-2
- I-95 Exit 56

For more information contact:

Will Braun | 203-804-6001 (Cell) | 203-643-1008 (Office) | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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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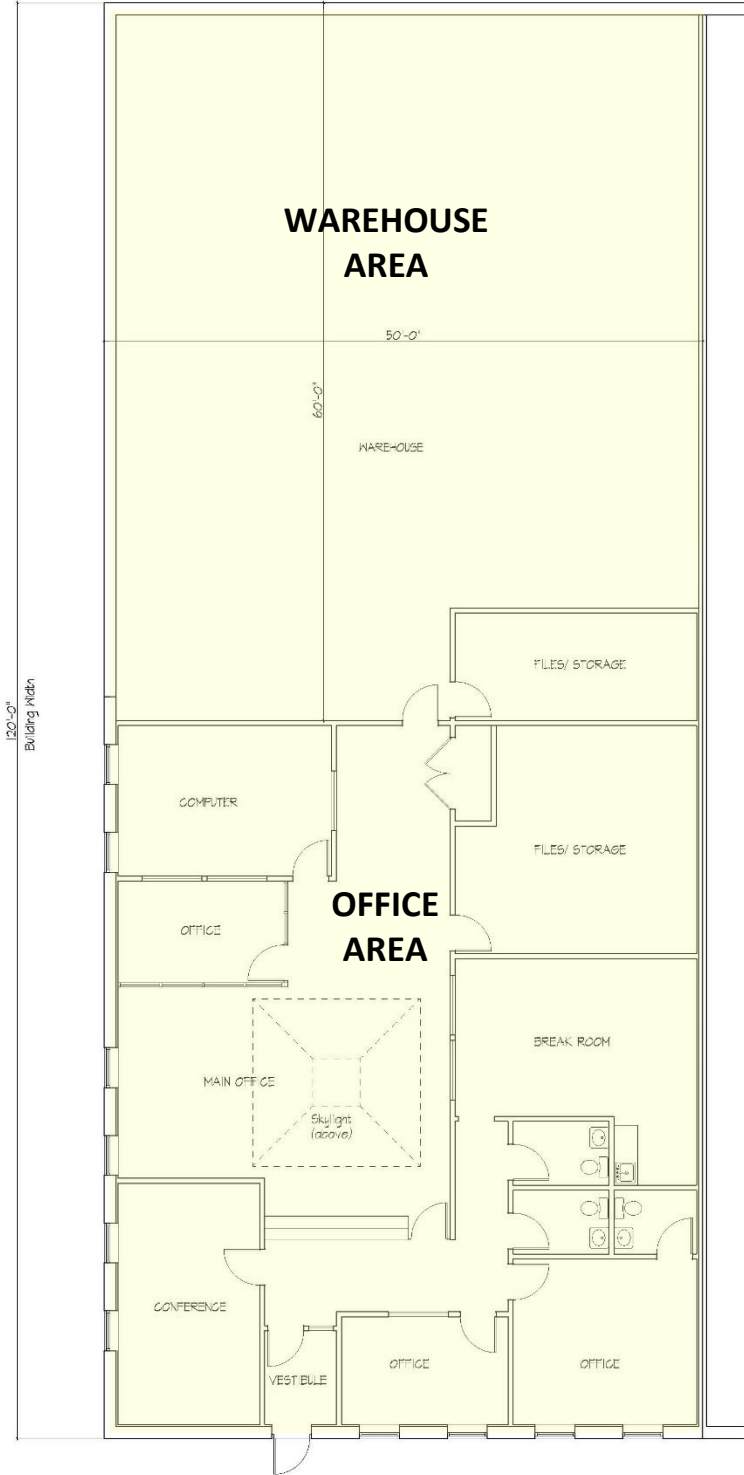
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6,000± SF AVAILABLE FOR LEASE



FLOOR PLAN

EXISTING OFFICE  
Gross Area 3142 SF  
Net Area 3013 SF

Property Highlights

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 o 3,000± SF - Office Space
 o 3,000± SF - Warehouse
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 • I-95 Exit 56

Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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**BUILDING INFORMATION**

GROSS BLDG AREA 36,000± SF  
AVAILABLE AREA 6,000± SF  
NUMBER OF FLOORS 1  
CLEAR HEIGHT 15'  
CONSTRUCTION Masonry  
ROOF TYPE T&G/Rubber  
YEAR BUILT 1985

**MECHANICAL EQUIPMENT**

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
SPRINKLERED Yes  
ELECTRIC SERVICE 400amp 3ph 4wire

**SITE**

SITE AREA 6.71 acres  
ZONING IG-2  
PARKING 3/1,000 ratio  
SIGNAGE Pylon & Building  
VISIBILITY Excellent  
HWY ACCESS I-95, Exit 56

**UTILITIES**

SEWER Public Connected  
WATER Public Connected  
GAS Yes

**EXPENSES**

RE TAXES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
JANITORIAL  Tenant  Landlord  
Nets \$2.00/psf

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**COMMENTS** O,R&L Commercial is pleased to offer 6,000± SF of Flex space for Lease consisting of 3,000± SF of front Office space and 3,000± SF of warehouse space. 15' clear ceiling heights. The available space is in a 36,000± SF building in Branford Business Park located at Exit 56 (Leetes Island Road). The property zone can accommodate various office, research and distribution companies. Just off Route 1 at Exit 56 off I-95.

**DIRECTIONS** I-95 to Exit 55 or Exit 56.



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