



Ranked in Top 50
Commercial Firms in U.S.



FOR SUBLICENSE

2 COMMERCE DRIVE, NORTH BRANFORD, CT 06471
10,500± SF LIGHT INDUSTRIAL WAREHOUSE SPACE

SUBLICENSE RATE: \$7.95/SF NNN – Sublease Term Expires January 31, 2029

HIGHLIGHTS

- 21,320± SF Light Industrial WH Building on 2.07± Acres
- 10,500± SF Available
- 1,500± SF Office Space
- 1 Loading Dock, 1 Drive-in Door (8 X 8)
- 8' to 18' Ceiling Heights
- New 20-ton HVAC

Will Braun,  
Cell: 203-804-6001
wbraun@orlcommercial.com

Nick Leone
Cell: 203-903-6709
nleone@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 |  (203) 488-1555 |  (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 |  (860) 721-0033 |  (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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FOR SUBLEASE

SUBLEASE RATE: \$7.95/SF NNN

2 Commerce Drive, North Branford

10,500± SF INDUSTRIAL WAREHOUSE SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 21,320± SF

AVAILABLE AREA: 10,500± SF

OF FLOORS: 1

LOADING DOCKS: 1 Dock

DRIVE-IN DOORS: 1 Drive-in Door (8X8)

CLEAR HEIGHT: 8' to 18'

CONSTRUCTION: Steel

ROOF TYPE: Metal, Tin

YEAR BUILT: 1980

MECHANICAL EQUIPMENT

HEAT: Gas, Hot Air

ELECTRIC/POWER: Two Meters, 3 Phase, 400amp

SITE INFORMATION

SITE AREA: 2.07 Acres

ZONING: I-2

PARKING: Open Large Lot

SIGNAGE: Building

VISIBILITY/FRONTAGE: Excellent / 400+ Feet on Route 22/80

HWY ACCESS: I-95

TRAFFIC COUNT: 19,193± SF

UTILITIES

SEWER/WATER: Sewer / Public Connected

GAS: Yes

TAXES

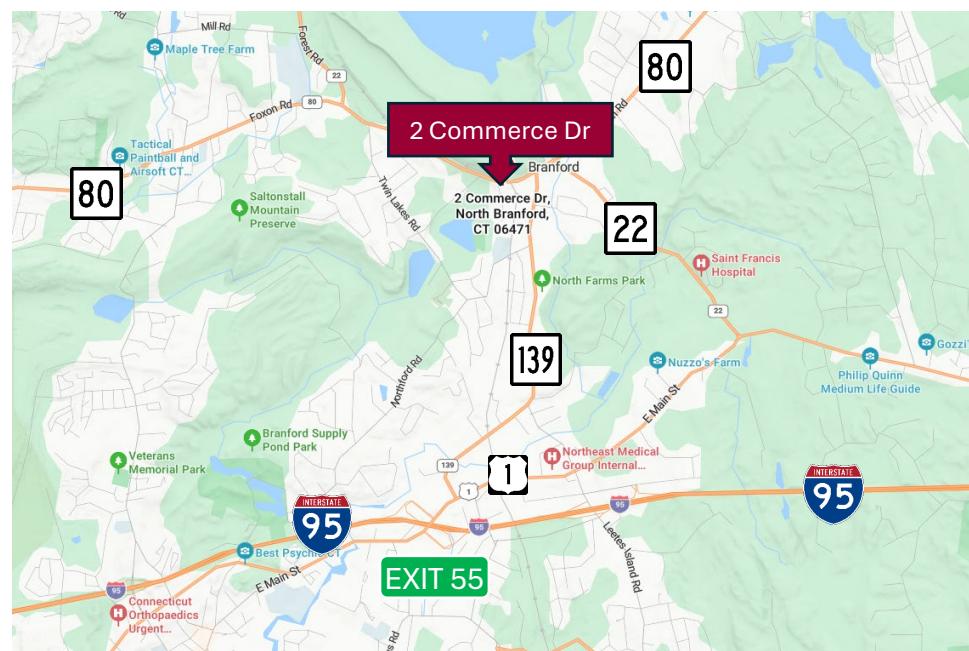
ASSESSMENT: \$730,900

MILL RATE: 27.61

TAXES: \$20,180.16

EXPENSES

RE TAXES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



CONTACT

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