

# 13 Sycamore Way

Branford, Connecticut 06405

19,824± SF Industrial Biotech Space

New Construction Laboratory & Office Facility

LEASE RATE: \$25/SF NNN



13 Sycamore Way is a 1-story, new construction/partial renovation – Build to Suit – Industrial Biotech facility in the town of Branford, CT. This 19,824± SF laboratory and office facility offers custom design and finishes to a prospective tenant. The total area will consist of approximately 10,000-12,000± SF of lab space and 8,000± SF of office space. The lab area, with up to 30' clear, is suitable for any design: clean rooms, fume hoods, vivarium or custom facilities requiring high ceilings, Epoxy flooring, multiple rooms, zoned HVAC, Epoxy counters and metal cabinetry, compressed air, tank storage, waste areas and more. The office area will feature: attractive lobby, executive offices, open areas and conference room. Additionally, there will be outdoor seating onsite in privately landscaped grounds.

The property is located directly off I-95 at Exit 56 in Branford's desirable industrial business park area. Close proximity to: Branford's Shoreline East train station, Tweed Airport, the I-95/I-91 interchange, New Haven's Yale New Haven Hospital and various Universities and colleges.

## BUILDING HIGHLIGHTS

- New Construction/renovation 2023
- 19,824± SF Built to Suit Biotech Facility
- Custom Fit-out Available
- 15-30 Feet Clear Heights
- Laboratory Area % TBD
- HVAC up to 8 Air Changes per Hour
- Office Area % TBD
- Back-up Building Generator
- Full Wet Sprinkler System
- 800 amps, 277/480 v
- High Efficiency Energy Management
- Outdoor Seating Area
- 52 Parking Spaces
- Branford's Industrial Business Park

For more information, please contact:

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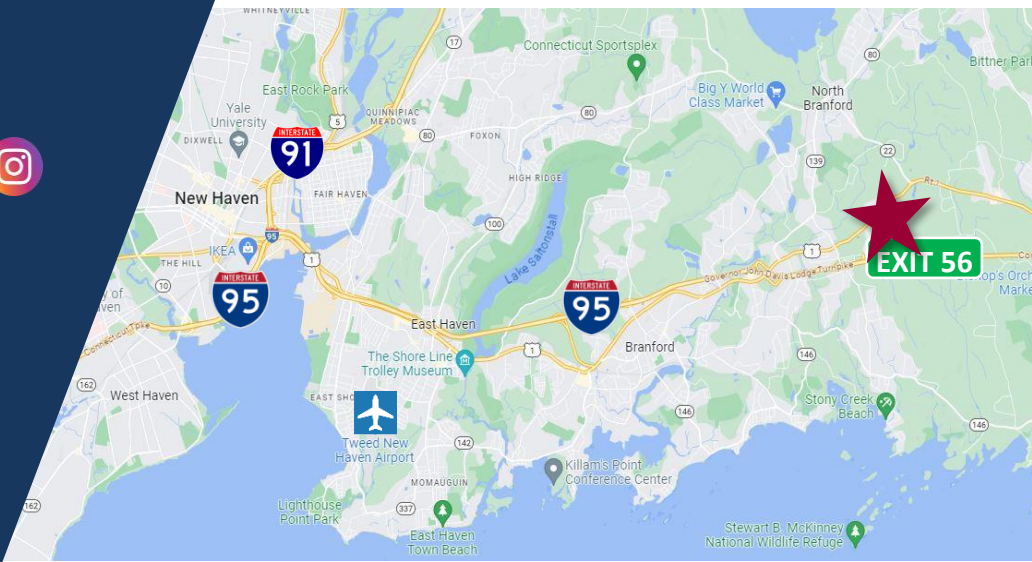
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