



FOR LEASE

21-23 Business Park Drive, Branford, CT 06405

7,300± SF FULLY BUILT-OUT R&D LABORATORY SPACE

LEASE RATE: Price Upon Request

HIGHLIGHTS

- 7,300± SF Available for Lease
- Full Chemistry Lab Buildout
- 5 Bench Top Hoods, 2 Walk-in Hoods, 1 Low Bench Hood
- Securall Chem Storage
- Backup Power Generator
- Lab Ovens, Buschi Rotovapors, Buschi Heating Bath & Pump, Bruker Ascend 400 NMR
- Full Equipment List Available
- Professionally Managed Building with Great Parking

CONTACT

Frank Hird,  **SIOR**

Office: 203-643-1033

Cell: 203-494-6302

fhird@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | ☎ (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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 1 OF 2**



FOR LEASE

LEASE RATE: Price Upon Request

21-23 Business Park Drive, Branford, CT 06405

7,300± SF FULLY BUILT-OUT R&D LAB SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 35,940± SF

AVAILABLE AREA: 7,300± SF

WILL SUBDIVIDE TO: 7,300± SF

OFFICE AREA: 10 Offices

OF FLOORS: 1

CLEAR HEIGHT: 15±

DRIVE-IN DOORS: 1 Delivery Door

CONSTRUCTION: Masonry & Steel

ROOF TYPE: Flat Membrane

YEAR BUILT: 1983

MECHANICAL EQUIPMENT

AIR CONDITIONING: Full A/C, Heavy Air Changes

TYPE OF HEAT: Gas

SPRINKLERED: Yes

SITE INFORMATION

SITE AREA: 4.70 Acres

ZONING: IG-2

PARKING: Open Parking

SIGNAGE: Pylon

HWY ACCESS: I-95

UTILITIES

SEWER/WATER: Public Connected

GAS: Natural Gas

EXPENSES

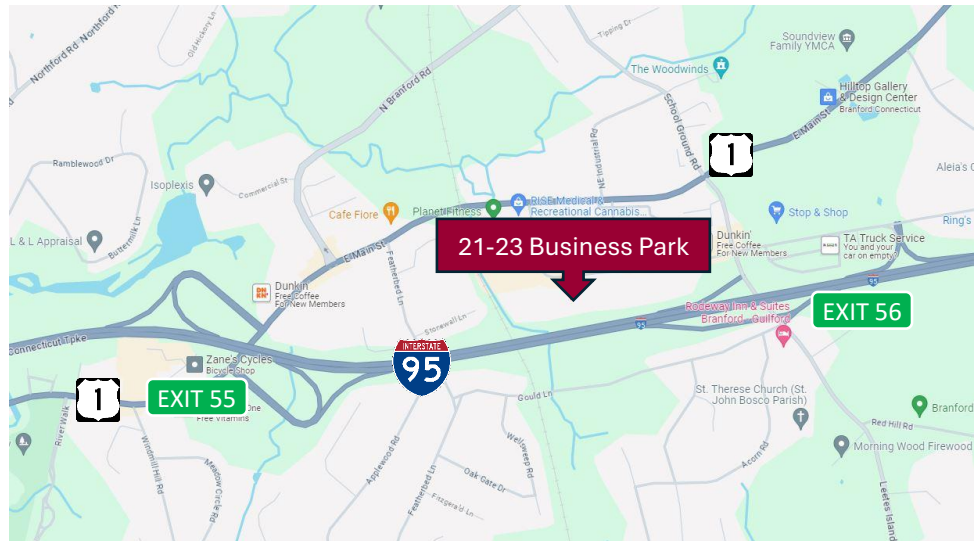
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



CONTACT

Frank Hird, Sior

Office: 203-643-1033

Cell: 203-494-6302

fhird@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | (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 | rllee@orlcommercial.com | License: REB.0758300

PAGE 2 OF 2 | While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.