



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

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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

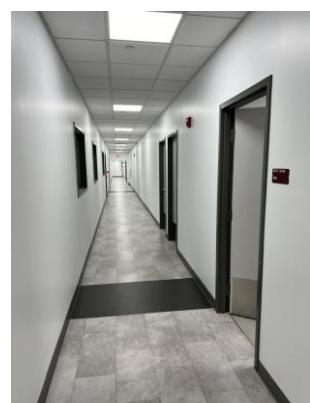
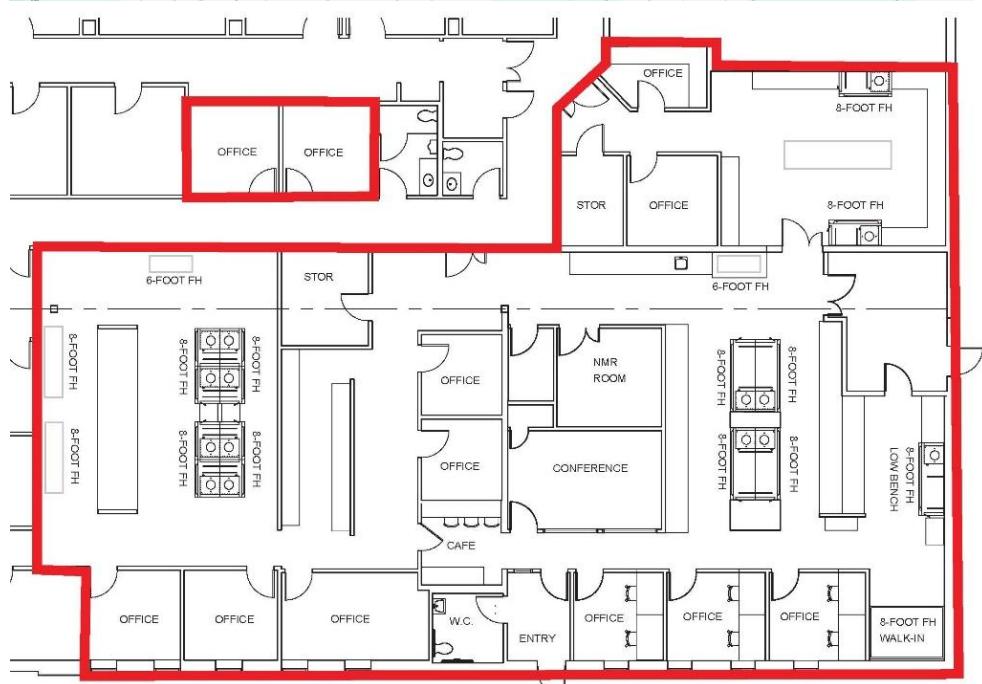
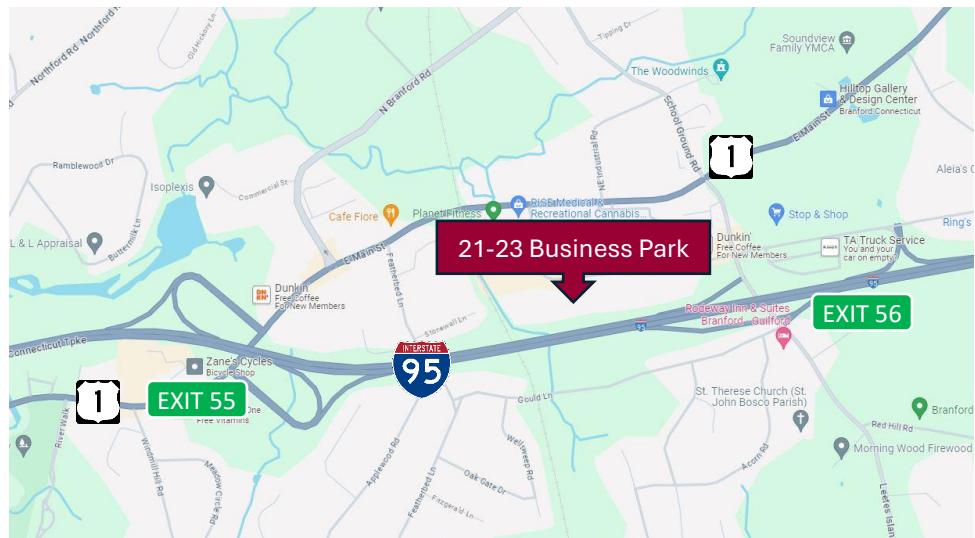
HWY ACCESS: I-95

UTILITIES

SEWER/WATER: Public Connected

GAS: Natural Gas

EXPENSES

RE TAXES: Tenant LandlordUTILITIES: Tenant LandlordINSURANCE: Tenant LandlordMAINTENANCE: Tenant LandlordJANITORIAL: Tenant Landlord

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