

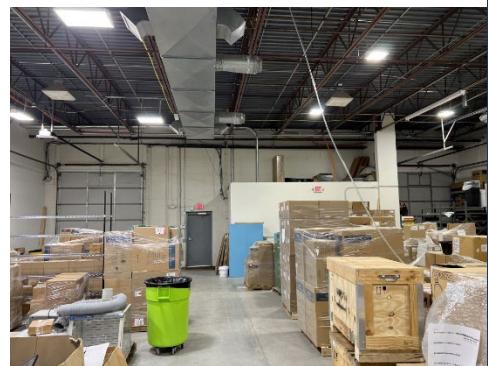
# FOR LEASE | 9,869± SF IMMACULATE FLEX / OFFICE SPACE BRANFORD BUSINESS CENTER | IMMEDIATELY ON/OFF I-95

34 East Industrial Road, Branford, CT 06405

LEASE RATE: \$11.00/SF NNN

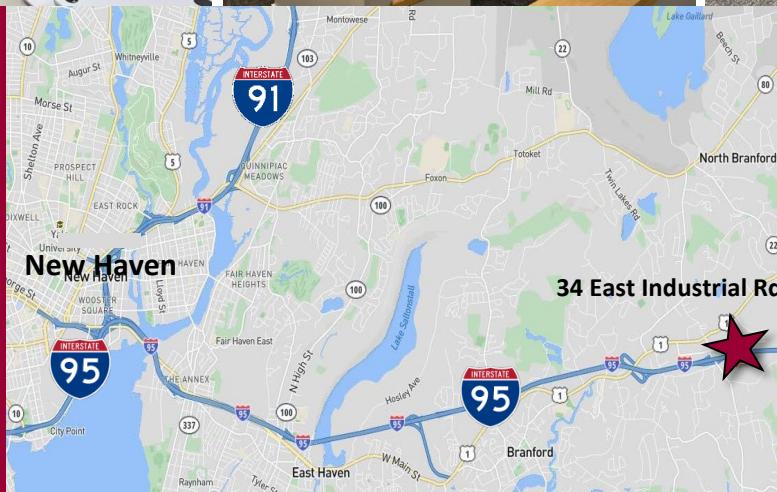
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## Property Highlights

- 9,869± SF for Lease
- Immaculate WH / Production space
- Newly renovated Office
- (3) 12' Drive-in Overhead Doors
- Ideal logistical hub, directly off I-95's Exit 56, North & South access
- 120,000± SF Flex building complex
- Parking 4/1,000
- Excellent visibility
- 15 Minutes to New Haven

For more information contact:

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

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