

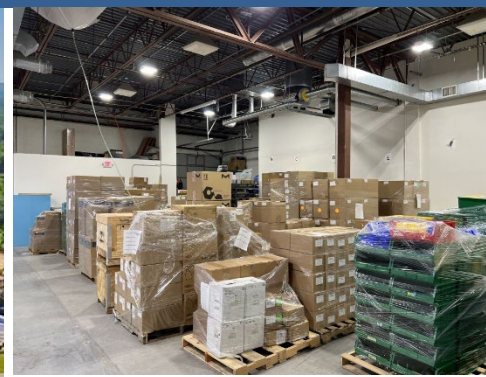
FOR LEASE | 9,869± SF IMMACULATE FLEX / OFFICE SPACE BRANFORD BUSINESS CENTER | IMMEDIATELY ON/OFF I-95

34 East Industrial Road, Branford, CT 06405

LEASE RATE: \$11.00/SF NNN

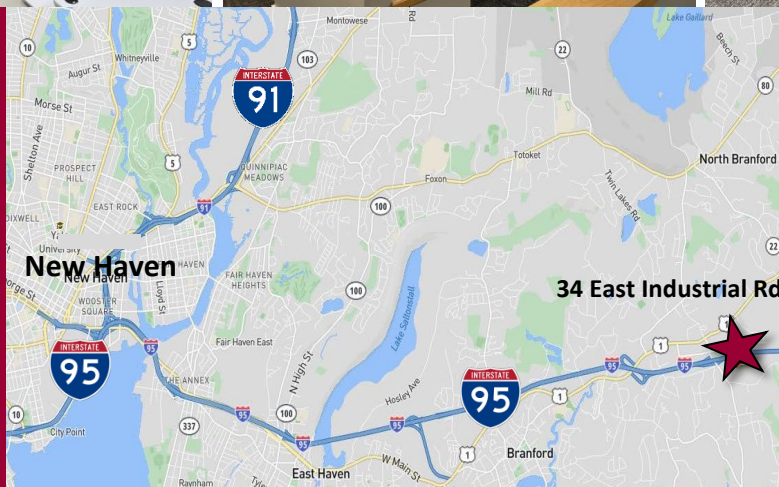


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Property Highlights

- 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:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Toby Brimberg | 203-640-5575 | tbrimberg@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rllee@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.

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BUILDING INFORMATION

GROSS BLDG AREA 24,000± SF
AVAILABLE AREA 9,869± SF
MAX CONTIGUOUS AREA 9,869± SF
WILL SUBDIVIDE TO 9,869± SF
NUMBER OF FLOORS 1
DRIVE-INS 3
CONSTRUCTION Masonry Block
ROOF TYPE T&G/Rubber
YEAR BUILT 1985

SITE

SITE AREA 8.29 acres
ZONING IG-2
PARKING 4/1000 ratio
SIGNAGE Monument Sign
VISIBILITY Excellent
HWY ACCESS Immediately on/off I-95

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

MECHANICAL EQUIPMENT

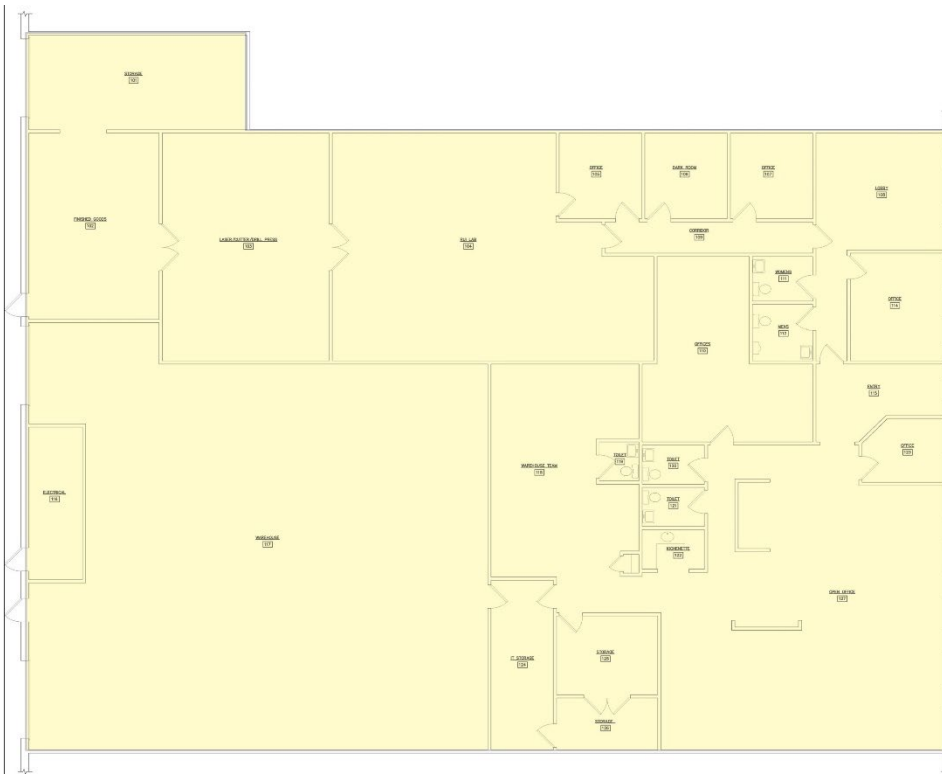
AIR CONDITIONING Central Air
TYPE OF HEAT Forced Air, Gas

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

COMMENTS 9,869± SF of Flex / Office space for Lease located in 34 East Industrial Road in Branford, CT. The available space consists of immaculate warehouse / production space, has (3) 12' drive-in overhead doors, and newly renovated office space. The property is located in the Branford Business Center, an ideal logistical hub, directly off I-95's Exit 56 with north and south access. 15 Minutes to New Haven.

DIRECTIONS I-95 to Exit 56 to East Industrial Road (Branford Business Center)



NO.	ROOM NAME	FINISHED	SUBTOTAL	STAGE	TOTAL
101	REAR OFFICE	1,000 SF	---	---	1,000 SF
102	REAR OFFICE	1,000 SF	---	---	1,000 SF
103	REAR OFFICE	1,000 SF	---	---	1,000 SF
104	REAR OFFICE	1,000 SF	---	---	1,000 SF
105	REAR OFFICE	1,000 SF	---	---	1,000 SF
106	REAR OFFICE	1,000 SF	---	---	1,000 SF
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108	REAR OFFICE	1,000 SF	---	---	1,000 SF
109	REAR OFFICE	1,000 SF	---	---	1,000 SF
110	REAR OFFICE	1,000 SF	---	---	1,000 SF
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112	REAR OFFICE	1,000 SF	---	---	1,000 SF
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116	REAR OFFICE	1,000 SF	---	---	1,000 SF
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For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Toby Brimberg | 203-640-5575 | tbrimberg@orlcommercial.com

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