FOR LEASE

4 Pin Oak Drive, Branford, CT 06405

5,000 – 10,000± SF INDUSTRIAL FLEX SPACE

LEASE RATE: $8.95/SF NNN

HIGHLIGHTS

- 5,000 – 10,000± SF Industrial Flex space for Lease
- 1 Loading Dock per Unit
- 1 Drive-in Door in End Cap Space
- 16' Ceiling Heights
- Near Route 1 / Boston Post Road Amenities
- 10 Minutes to New Haven
- Direct Access to I-95, Exit 56

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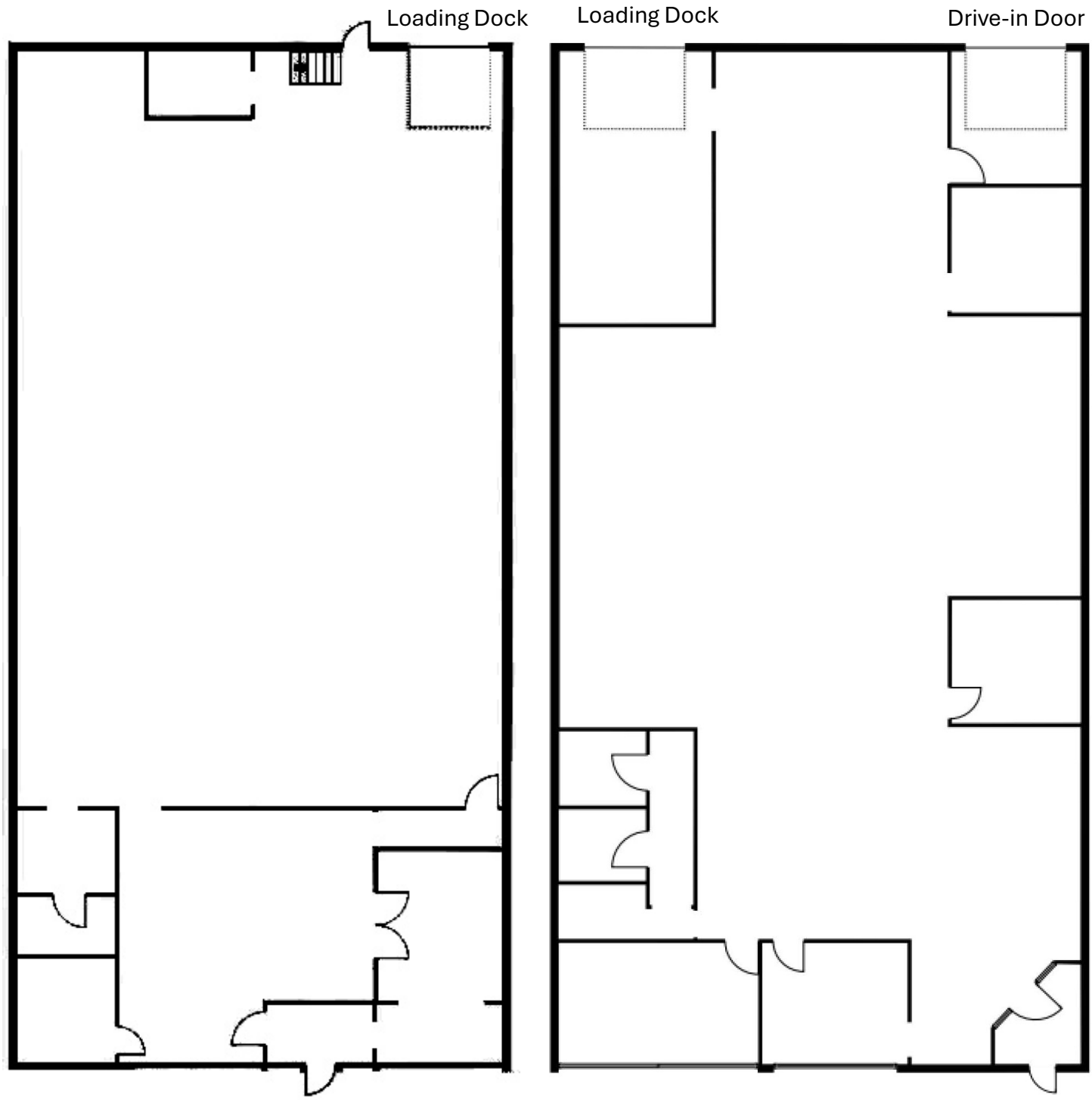
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

5,000 – 10,000± SF AVAILABLE



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5,000-10,000± SF Industrial Flex Space

BUILDING INFORMATION
GROSS BLDG AREA: 46,329± SF
AVAILABLE AREA: 10,000± SF
WILL SUBDIVIDE TO: 5,000± SF
 # OF FLOORS: 1
LOADING DOCKS: 2 (1 in each space)
DRIVE-IN DOORS: 1
CLEAR HEIGHT: 16 Feet
CONSTRUCTION: Steel
ROOF TYPE: T&G / Rubber
YEAR BUILT: 1988

MECHANICAL EQUIPMENT
AIR CONDITIONING: Office Only
HEAT: Gas, Forced Air
ELECTRIC/POWER: 1,000 AMP

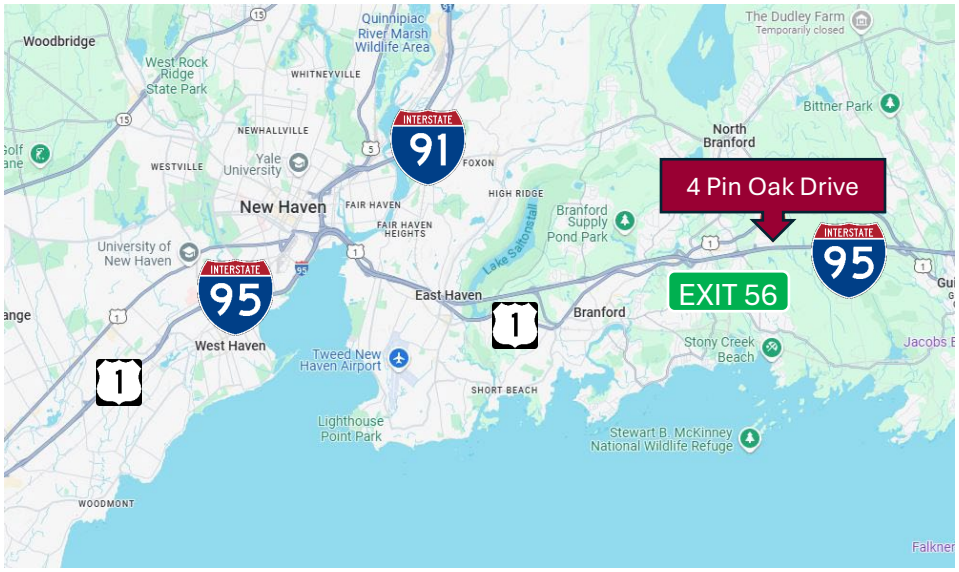
SITE INFORMATION
SITE AREA: 3.38± SF
ZONING: IG-2
PARKING: Open
FRONTAGE: 633± Feet – Pin Oak Drive & 245± Feet – East Industrial
HWY ACCESS: I-95

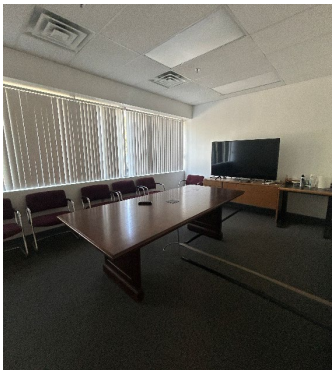
UTILITIES
SEWER/WATER: Public Connected
GAS: Gas, Forced Air

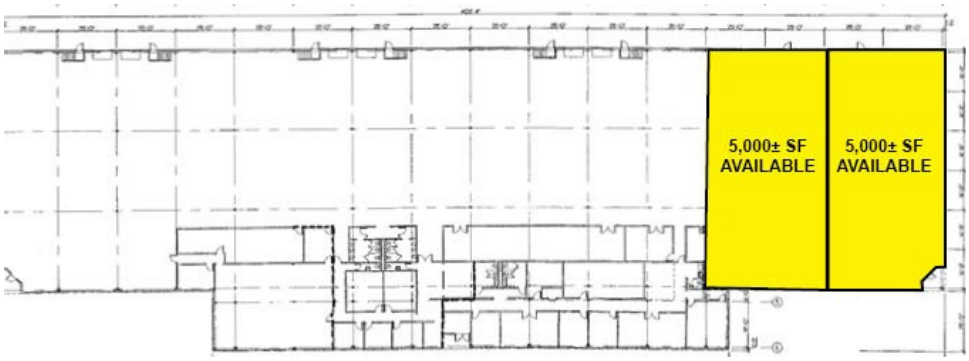
TAXES
ASSESSMENT: $2,921,300
MILL RATE: 21.40
TAXES: $62,515.82

EXPENSES

RE TAXES:	☑ Tenant ☐ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☑ Tenant ☐ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord
JANITORIAL:	☑ Tenant ☐ Landlord







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