



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

NORTHEAST TECHNOLOGY CENTER: 35 Northeast Industrial Rd, Branford, CT 06405
MIX OF OFFICE, FLEX & CHEMISTRY / BIOLOGY LAB SPACE AVAILABLE

All Sizes Ranging from Single Room Incubator Lab Space up to 45,000±SF

HIGHLIGHTS

- Fully Built-out Chemistry / Bio Lab Space
- Individual Incubator Lab Rooms
- Flexible Office & Industrial Space
- Fume Hoods & Biosafety, Laminar Flow Hoods Available
- 12 Minutes to New Haven
- Immediate Access to I-95 (Exit 56). Easily Accessible
- Loading Dock & Platform
- EV Charging Stations
- Ample Parking
- Full Building Backup Power



Will Braun,  
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Nick Leone
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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (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.



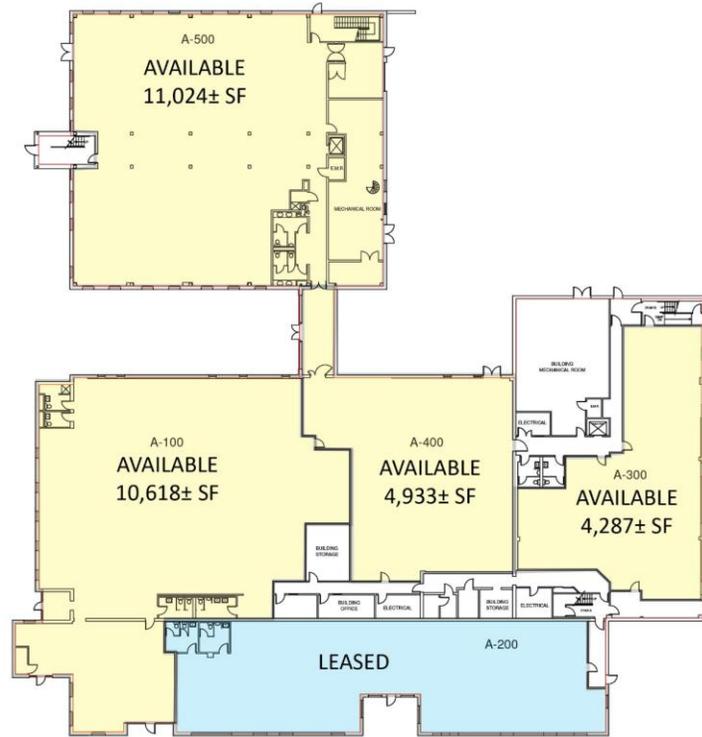
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LEASE RATE: Price Upon Request

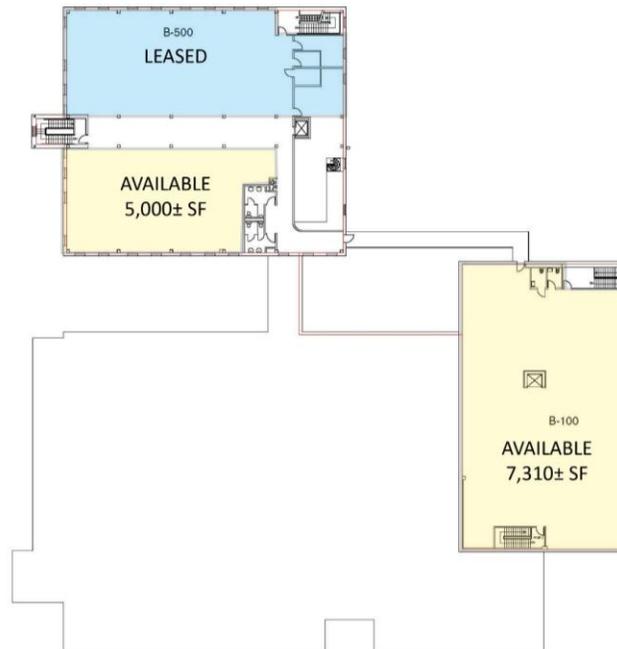
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GROUND FLOOR



2ND FLOOR



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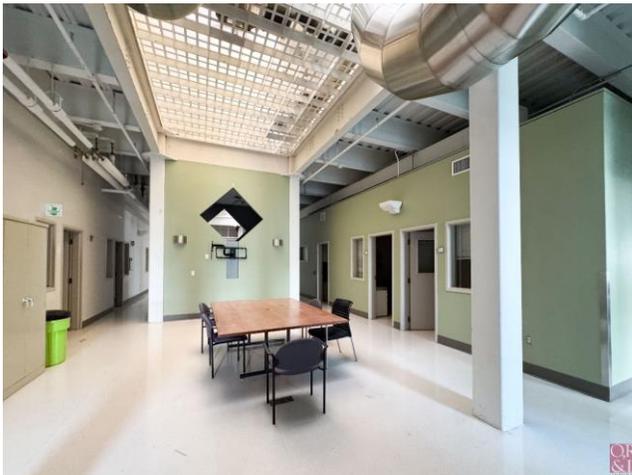
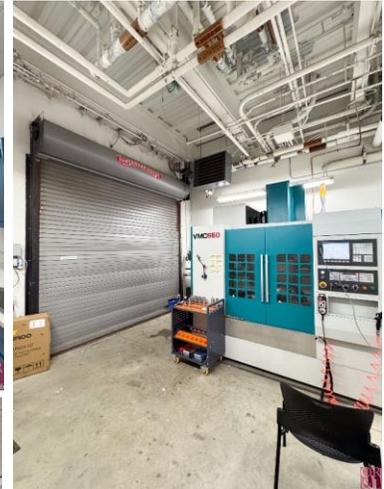
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BUILDING INFORMATION

GROSS BLDG AREA: 97,501± SF
AVAILABLE AREA: 45,000± SF
WILL SUBDIVIDE TO: Single Room
OF FLOORS: 2
LOADING DOCKS: 1
DRIVE-IN DOORS: 1 (More Possible)
CONSTRUCTION: Masonry & Steel
ROOF TYPE: EPDM Rubber Membrane
YEAR BUILT: 1997

MECHANICAL EQUIPMENT

HVAC: Central Air with Redundancy
SPRINKLERED: 100% Wet
ELECTRIC/POWER: 2,400amps
ELEVATORS: 2 Elevators
GENERATOR: 340 KVA

SITE INFORMATION

SITE AREA: 3.29± Acres
ZONING: IG-2
PARKING: 3.87/1000 (150 Spaces)
SIGNAGE: Building / Directory / Monument
HWY ACCESS: I-95, Exits 55 & 56

UTILITIES

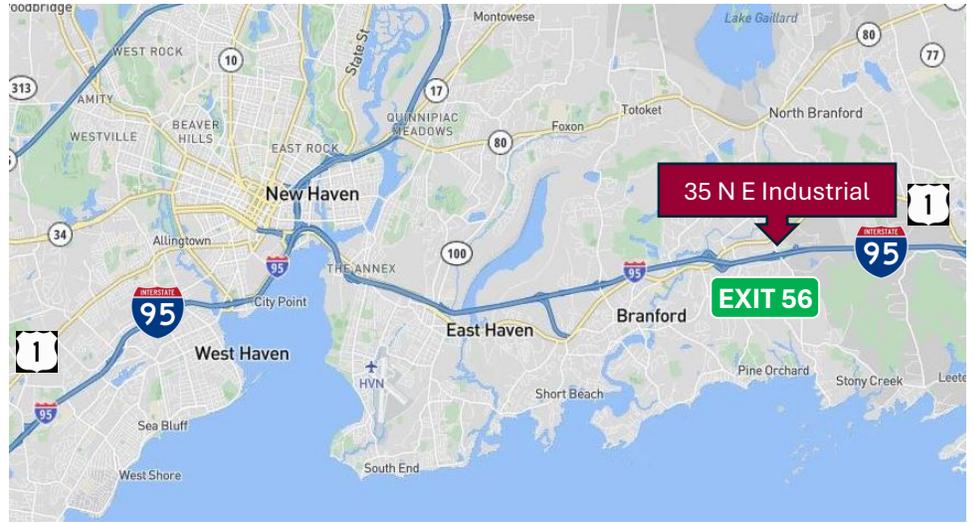
SEWER: Public Connected
WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$4,800,900 (2025)
MILL RATE: 21.40
TAXES: \$102,739.26 (2025)

EXPENSES

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



CONTACT

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