



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

34 East Industrial Rd, Branford, CT 06405

3,792 – 9,925± SF IMMACULATE FLEX / OFFICE SPACE

LEASE RATE: \$12.00/SF NNN

## HIGHLIGHTS

- 3,792 - 9,925± SF For lease
- 12 Minutes to New Haven
- Immaculate Warehouse / Production Space
- Newly Renovated Office
- Electric – 800 amps, 3 phase
- (3) 12' Drive in Doors
- Signage – Building & Monument
- Ideal Logistical Hub, Directly Off I-95's Exit 56, with North and South Access
- Parking 4/1,000

## CONTACT

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)

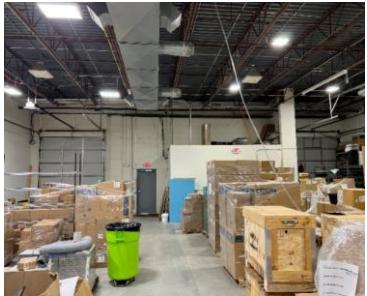


2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046  
2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

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

CONTIGUOUS: 9,925± SF



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**3,792± SF - 9,925± SF FLEX / OFFICE SPACE**

**FOR LEASE**

**OR&L**  
COMMERCIAL

#### **BUILDING INFORMATION**

**GROSS BLDG AREA:** 24,000± SF

**AVAILABLE AREA:** 9,925± SF

**WILL SUBDIVIDE TO:** 3,792± SF & 6,133± SF

**MAX CONTIGUOUS SF:** 9,925± SF

**# OF FLOORS:** 1

**DRIVE-IN DOORS:** 3

**CONSTRUCTION:** Masonry Rock

**ROOF TYPE:** T&G/Rubber

**YEAR BUILT:** 1985

#### **MECHANICAL EQUIPMENT**

**AIR CONDITIONING:** Central Air

**TYPE OF HEAT:** Forced Air, Gas

#### **SITE INFORMATION**

**SITE AREA:** 8.29 Acres

**ZONING:** IG-2

**PARKING:** 4/1000 Ratio

**SIGNAGE:** Monument Sign

**VISIBILITY:** Excellent

**HWY ACCESS:** Immediately on/off I-95, Exit 56

#### **UTILITIES**

**SEWER:** Public Connected

**WATER:** Public Connected

**GAS:** Yes

#### **EXPENSES**

**RE TAXES:**  Tenant  Landlord

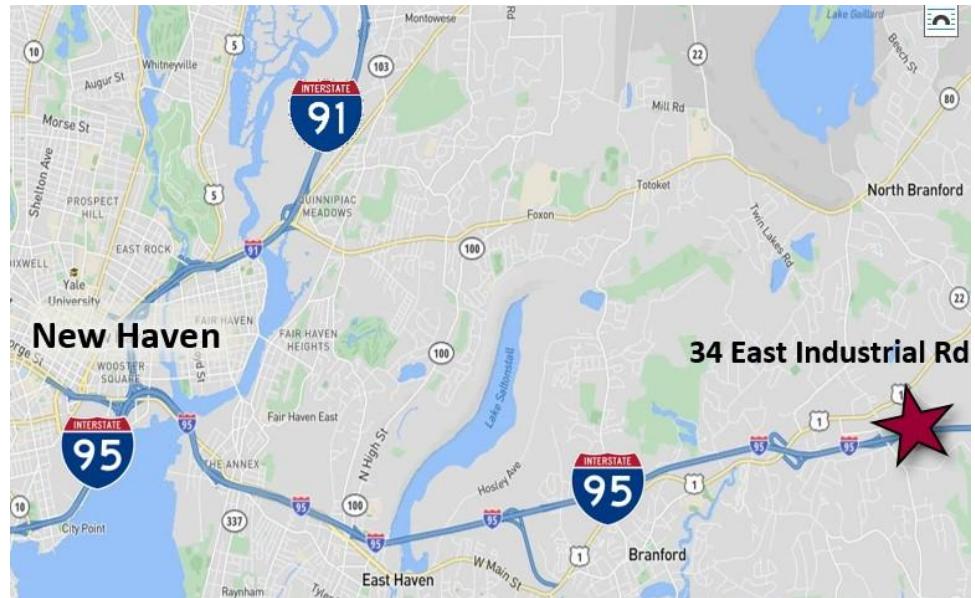
**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

**Directions:** I-95 to Exit 56 to East Industrial Rd (Branford Business Center)



O,R&L Commercial is pleased to present 9,925± SF of Flex / Office space for Lease located at 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. 12 Minutes to New Haven.



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