



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

**Will Braun,** SIOR®

Office: 203-643-1007

Cell: 203-804-6001

Email: [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Frank Hird,** SIOR®

Office: 203-643-1033

Cell: 203-494-6302

Email: [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)



[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.

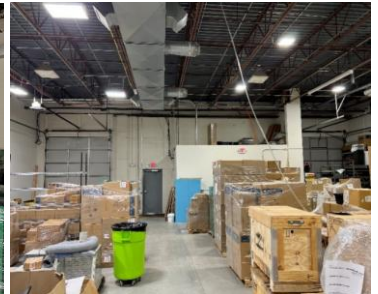




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**34 East Industrial Rd, Branford, CT 06405**  
**3,792 - 9,925± SF FLEX/OFFICE SPACE**

CONTIGUOUS: 9,925± SF



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

**FOR LEASE**



**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

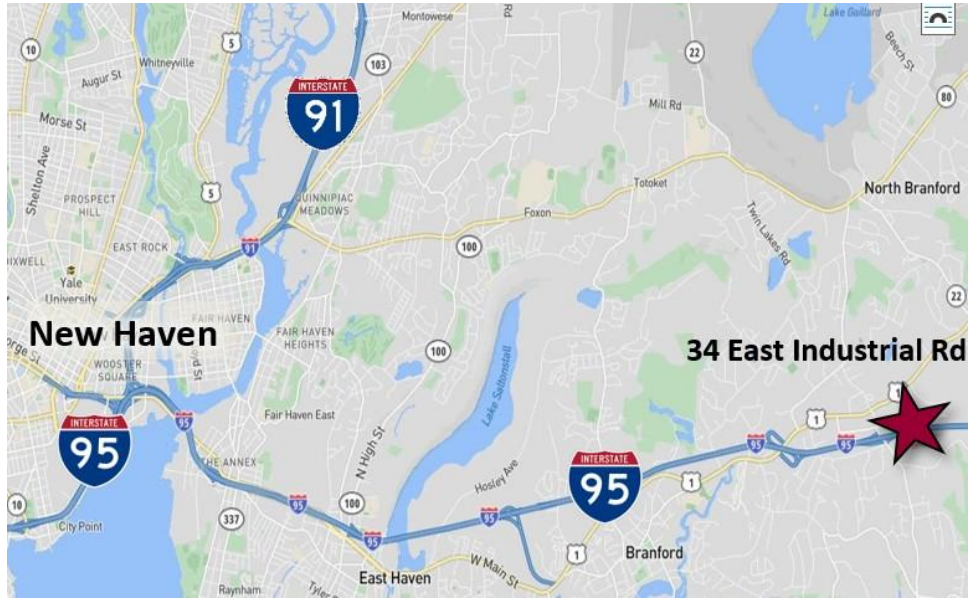
**UTILITIES:** ☒ Tenant ☐ Landlord

**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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