

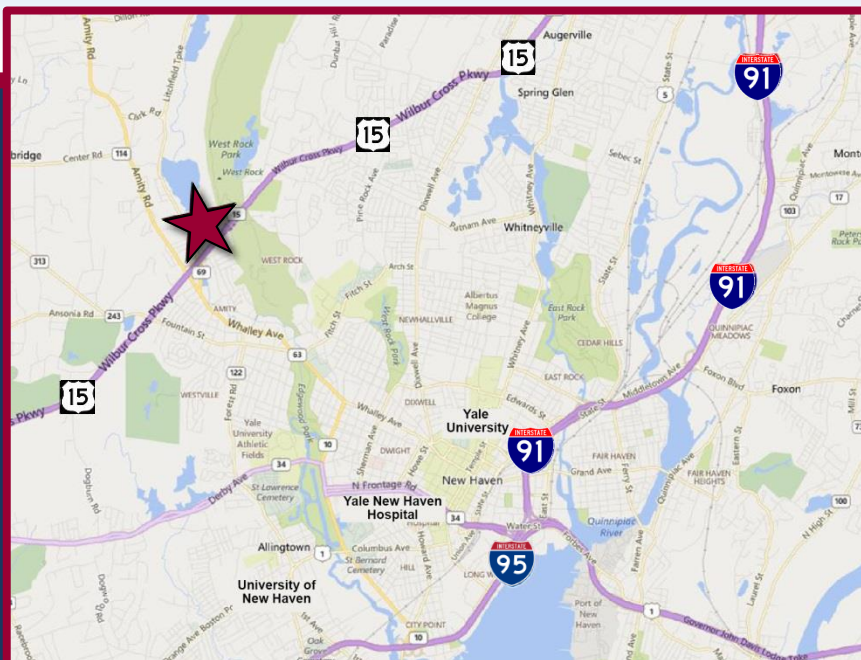
**LEASE RATE:
\$12/SF NNN**

FLEX / OFFICE / R&D FACILITY
10,000± RSF FOR LEASE
MINIMUM: 5,000± SF / MAXIMUM: 10,000± SF
4 Research Drive, Woodbridge, CT 06525



O,R&L Commercial is pleased to offer 5,000 - 10,000± RSF of Flex / Office / R&D space for Lease on the first floor of Woodbridge Commercial Park located at 4 Research Drive, Woodbridge, CT. The property provides light and bright workspace suitable for any variety of Flex / Office / R&D uses with abundant, free, on-site parking. Call Listing Brokers for additional information. Lease Rate: \$12/SF NNN.

Woodbridge Commercial Park



LEASE RATE:
\$12/SF NNN

For more information contact:

Tim McMahon • 203-643-1007
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J. Richard Lee • 203-643-1006
rllee@orlcommercial.com

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



2 Summit Place
Branford, CT 06405
Tel: (203) 488-1555
Fax: (203) 315-4046

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&L
COMMERCIAL**

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

www.orlcommercial.com

10,000± SF FLEX / OFFICE / R&D SPACE FOR LEASE

Woodbridge Commercial Park, 4 Research Drive, Woodbridge, CT 06525

BUILDING INFORMATION:

GROSS BLDG AREA: 30,258± SF
AVAILABLE SQ FT: 10,000± SF – 1st Floor
MAX/MIN SQ SF: 5,000± SF / 10,000± SF

NUMBER OF FLOORS: 3
CLEAR HEIGHT: 14'
DOCKS: 1
CONSTRUCTION: Masonry over steel frame
ROOF TYPE: Standing seam parapet
YEAR BUILT/RENOVATED: 2000

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central air
TYPE OF HEAT: Gas, Warm air
SPRINKLERED: Yes, Wet
ELECTRIC SERVICE: 1600amp, 480v/3Ph
ELEVATOR(S): 1 Passenger / 1 Freight

UTILITIES:

SEWER: Public Connected
WATER: Public Connected
GAS: Public Connected

COMMENTS: 10,000± SF (Min: 5,000± SF / Max: 10,000± SF) of Flex / Office / R&D space available for Lease on the first floor. Light and bright workspace suitable for a variety of uses.

DIRECTIONS: Route 15 to Exit 59 to Whalley Ave (Rte 69) to Bradley to South Bradley to Research Drive

SITE:

SITE AREA: 1.61± acres
ZONING: DEV2
PARKING: 85 open parking spaces
SIGNAGE: Yes
FRONTAGE: 400' Research Drive
VISIBILITY: Excellent
HWY ACCESS: Route 15

TAXES:

ASSESSMENT: \$1,050,000
MILL RATE: 41.53
TAXES: \$43,606.50
TAXES PER SF: \$1.43/SF

EXPENSES:

RE TAXES: (X) Tenant () Landlord
UTILITIES: (X) Tenant () Landlord
INSURANCE: (X) Tenant () Landlord
MAINTENANCE: (X) Tenant () Landlord
JANITORIAL: (X) Tenant () Landlord

LEASE RATE
\$12/SF NNN

Property Highlights

- Flex / Office / R&D Facility
- 10,000± SF for Lease on First Floor
- Contiguous: 10,000± SF
- Minimum: 5,000± SF
- Free, on-site parking
- 85 Parking spaces

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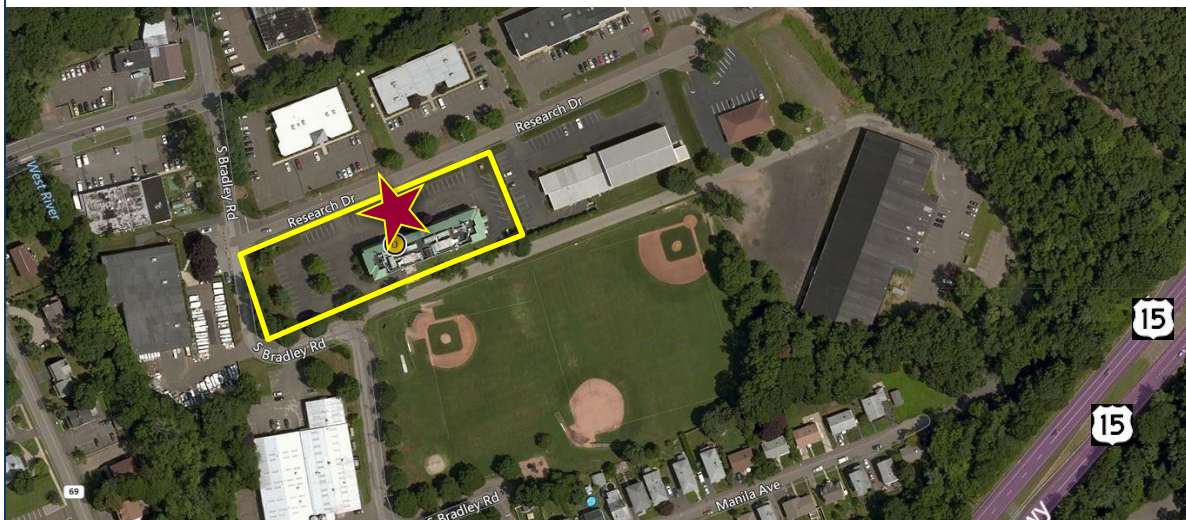
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