

FOR LEASE | 5,000± SF WET LABORATORY SPACE AVAILABLE 12 CHEMICAL FUME HOODS | BENCH SPACE | OFFICES & MORE

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

LEASE RATE: \$18.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- R&D / Flex / Office Facility
- 5,000± SF Wet Lab space for Lease
- 12 Chemical fume hoods
- Bench space with eye wash stations
- Offices / Conference Room
- Tissue Lab
- Chemical Storage
- Free, on-site parking
- 85 Parking spaces

For more information contact:

Tim McMahon | 203-643-1007 | tcmahon@orlcommercial.com

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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

FOR LEASE | 5,000± SF WET LABORATORY SPACE

12 CHEMICAL FUME HOODS | BENCH SPACE | OFFICES & MORE

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

LEASE RATE: \$18.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLDG AREA 30,528± SF
AVAILABLE AREA 5,000± SF
NUMBER OF FLOORS 3
CLEAR HEIGHT 14'
LOADING DOCKS 1
CONSTRUCTION Masonry over steel
ROOF TYPE Standing seam parapet
YEAR BUILT 2000

SITE INFORMATION

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

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

TAXES

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

MECHANICAL EQUIPMENT

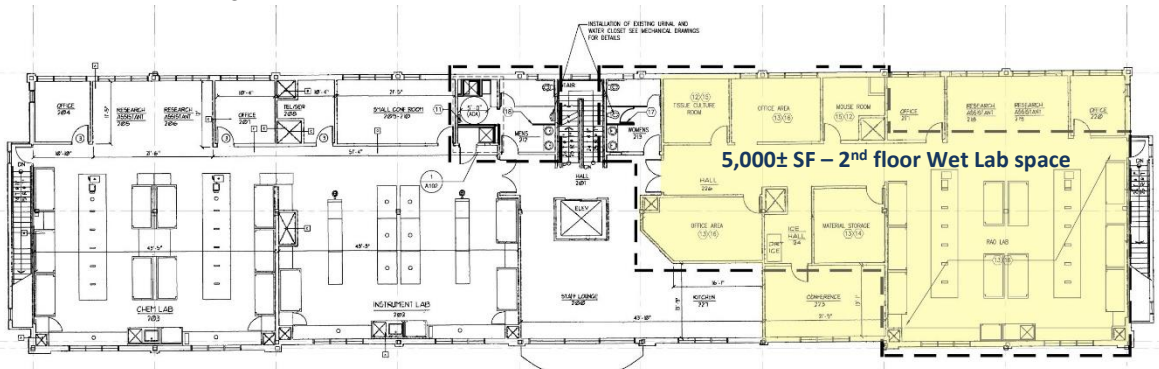
AIR CONDITIONING Central air
TYPE OF HEAT Gas, Warm Air
SPRINKLERED Yes, Wet
ELECTRIC SERVICE 1600amp, 480v/3Ph
ELEVATOR(S) 1 Passenger/1 Freight

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

COMMENTS O,R&L Commercial is pleased to offer 5,000± SF of Wet Laboratory space in Woodbridge Commerce Park located at 4 Research Drive in Woodbridge, CT. The space consists of 12 chemical fume hoods, bench space with eye wash stations, multiples offices, conference room, tissue lab and chemical storage. The property includes free, on-site parking with 85 parking spaces.

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



Property Highlights

- R&D / Flex / Office Facility
- 5,000± SF Wet Lab space for Lease
- 12 Chemical fume hoods
- Bench space with eye wash stations
- Multiple Offices
- Conference Room
- Tissue Lab
- Chemical Storage
- Free, on-site parking
- 85 Parking spaces

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



Connect with Us



For more information contact:

Tim McMahon | 203-643-1007 | tmcmahon@orlcommercial.com

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.