

FOR SALE | 21,024± SF INDUSTRIAL BUILDING ON 2.26± ACRES

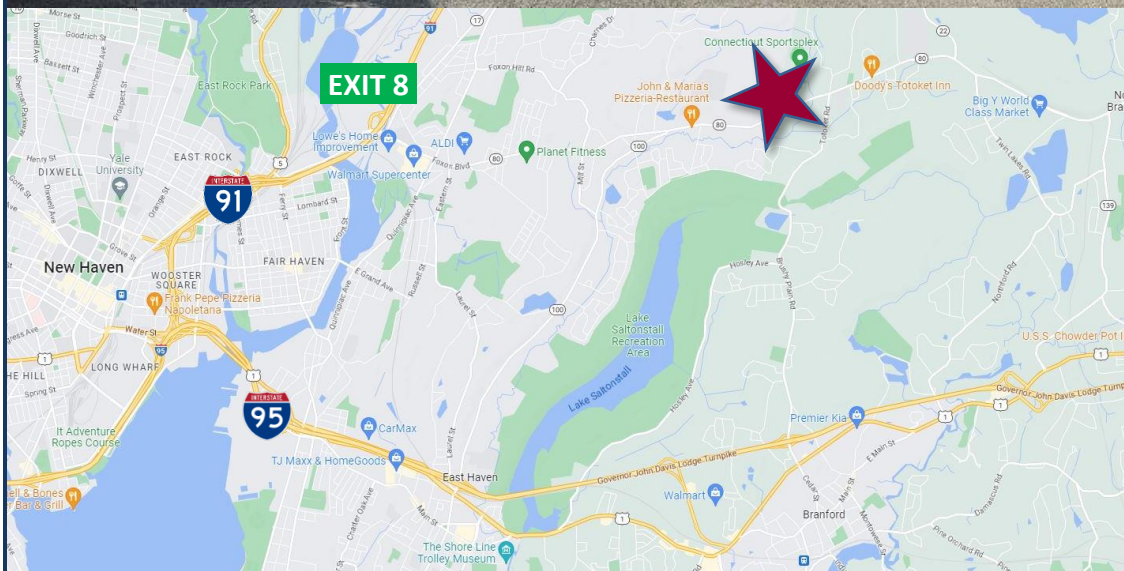
1 LOADING DOCK, 1 DRIVE-IN DOOR, 1 BAY DELIVERY DOOR

100 Shaw Road, North Branford, CT 06471

SALE PRICE: \$999,000



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Industrial Building for Sale
- 21,024± SF on 2.26± Acres
- 5,000± SF Built-out Office
- 1 Loading Dock
- 1 Drive-in Door
- 1 Bay Delivery Door
- Ceiling Heights: 13-18'
- Partial A/C
- Ample Open Parking
- Convenient to I-91 & I-95

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@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.

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BUILDING INFORMATION

GROSS BLDG AREA	21,024± SF
AVAILABLE AREA	21,024± SF
OFFICE AREA	5,000± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	13' to 18'
LOADING DOCKS	1
DRIVE-IN DOORS	1
BAY DELIVERY DOOR	1
CONSTRUCTION	Masonry
ROOF TYPE	Tar & Gravel
YEAR BUILT	1965

SITE INFORMATION

SITE AREA	2.26± Acres
ZONING	I-3
PARKING	Ample open parking
FRONTAGE	80 Feet – Foxon Road
HWY ACCESS	I-91 / I-95

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

TAXES

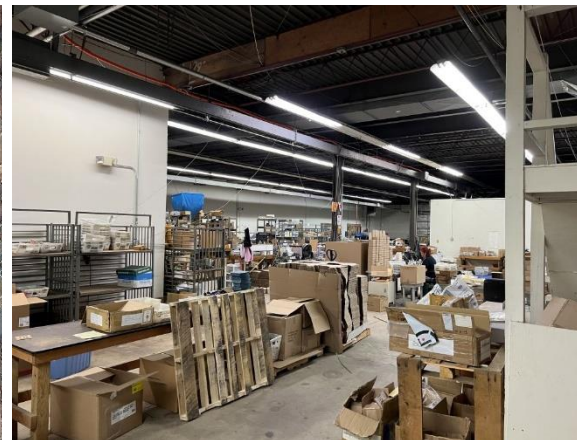
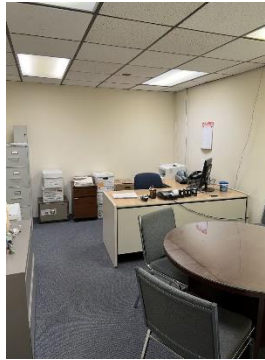
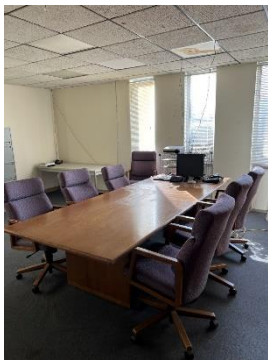
ASSESSMENT	\$639,700
MILL RATE	33.23
TAXES	\$21,257.24 \$1.01/PSF

MECHANICAL EQUIPMENT

AIR CONDITIONING	Partial A/C
TYPE OF HEAT	Gas, Forced Air
ELECTRIC SERVICE	600amp

COMMENTS O,R&L Commercial is pleased to present a 21,024± SF Industrial building for Sale located on 2.26 acres in the town of North Branford. The property features 5,000± SF of built-out office space, 1 loading dock, 1 drive-in door, 1 bay delivery door and 13-18' ceiling heights. Ample parking and convenient access to I-91 and I-95.

DIRECTIONS I-91 to Exit 8 to Route 80 to Shaw Road



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