

FOR LEASE

INDUSTRIAL



53 E Industrial Rd., Branford, CT 06405

FOR LEASE

**2,086sf @
\$2,347/mo
+ utilities**

Norm Peck

**Signature Properties
of New England**

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382
860-447-8839 ext. 7203
NPeck@PropertiesCT.com

Industrial/Shop building offers:

- ◆ 2,086 SF with 12 Ft. ceilings
- ◆ One 10'x10' overhead door
- ◆ 20 Parking spaces
- ◆ Public Water / Sewer
- ◆ Electric heat with central A/C
- ◆ Zone LI - Light Industrial
- ◆ Built 1973
- ◆ Just off I-95 Exit 74





DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	19,149	41,758	134,665
Total Households	8,044	17,388	54,920
Household Income \$0—\$30,000	14.06%	13.47%	15.88%
\$30,001-\$60,000	13.28%	13.40%	16.47%
\$60,001-\$100,000	18.97%	19.83%	23.52%
\$100,001+	53.69%	53.30%	44.14%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



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