

FOR LEASE

INDUSTRIAL



3 Research Dr., Branford, CT

800 SF
@ \$950/mo
+ utilities
Up to 2,400 SF
available

Norm Peck
Signature Properties
of New England
1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382
860-447-8839 ext. 7203
NPeck@PropertiesCT.com

- ◆ 800 SF includes small office
- ◆ 12 Ft ceiling
- ◆ One 8 Ft overhead door
- ◆ Public Water / Sewer / Natural Gas
- ◆ Air conditioned
- ◆ Zone IG - Industrial
- ◆ Easy access to I-95 (Exit 56)



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.