

FOR LEASE | 5,000± SF FLEX / R&D SPACE

BUSINESS PARK DRIVE

25 Business Park Drive, Branford, CT 06405

LEASE RATE: \$6.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Flex/R&D space for Lease
- 5,000± SF available
- 1 Drive-in door
- Air conditioning throughout space
- 15' clear height
- Open ample parking
- Zoning: IG-2
 - Service
 - Assembly
 - Distribution
- Easy access to I-95

For more information contact:

Rich Guralnick, CCIM | 203-623-0922 (Cell) | 203-643-1002 (Office) | rguralnick@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 32,000± SF
AVAILABLE AREA 5,000± SF
WILL SUBDIVIDE TO 5,000± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 15'
DRIVE-IN DOORS 1 - 12X12
CONSTRUCTION Masonry / Concrete
ROOF TYPE T&G Rubber
YEAR BUILT 1985

SITE

SITE AREA 1.97 acres
ZONING IG-2
PARKING 2/1000, 64 open spaces
SIGNAGE On Building & Monument
VISIBILITY Excellent
FRONTAGE 100'
HWY ACCESS I-95, Exit 56 or Exit 55

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Warm Air
ELECTRIC SERVICE 400amp

EXPENSES

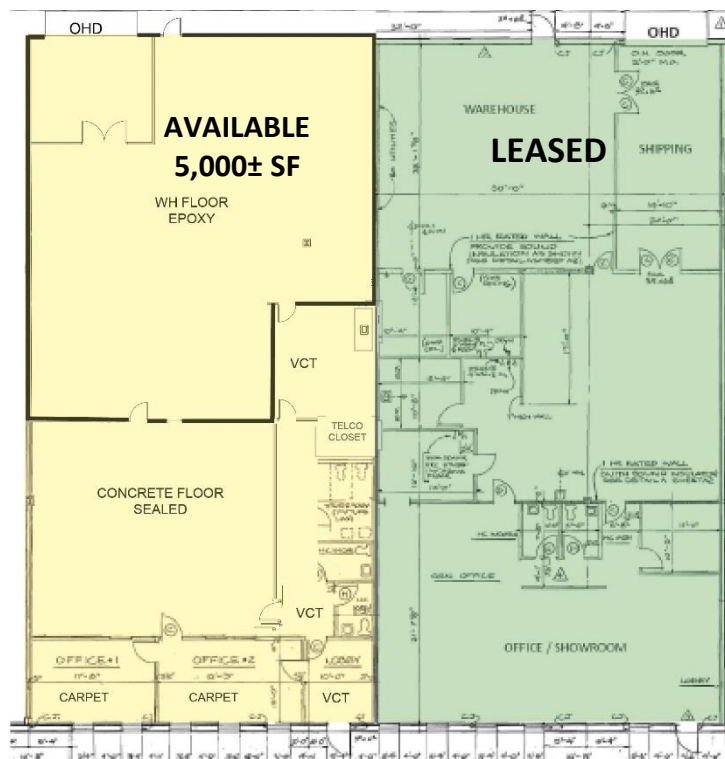
RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

COMMENTS Prime shoreline Flex / R&D Space for Lease. 5,000± SF available, 15' clear height and 1 12X12 drive-in door. IG-2 Zone allows for multiple service, assembly, and distribution uses.

DIRECTIONS I-91 to Exit 56 Leetes Island Road to Business Park Drive.

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