

# 7 Sycamore Way

7 Sycamore Way, Branford, CT 06405



**Price: \$2,500 - \$3,000 per Month**

Three flex/industrial buildings constructed between 2001-2004 on a 1.93-acre parcel. Two units available - office, flex, warehouse, storage space with 3,000-3,223 square feet. Gross plus utilities. Adequate on-site parking. Broker/Owner.

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Building 2

## Listing spaces

### Building 2 / Unit 7-8

Space Available	3,000 SF
Rental Rate	\$2,500 /Month
Space / Lot Type	Flex Space
Lease Type	Modified Gross
Clear Ceiling Height	14 ft.

### Building 3

Space Available	3,223 SF
Rental Rate	\$3,000 /Month
Space / Lot Type	Flex Space
Lease Type	Modified Gross
Office SF	1600 SF
Clear Ceiling Height	14 ft.



Building 3

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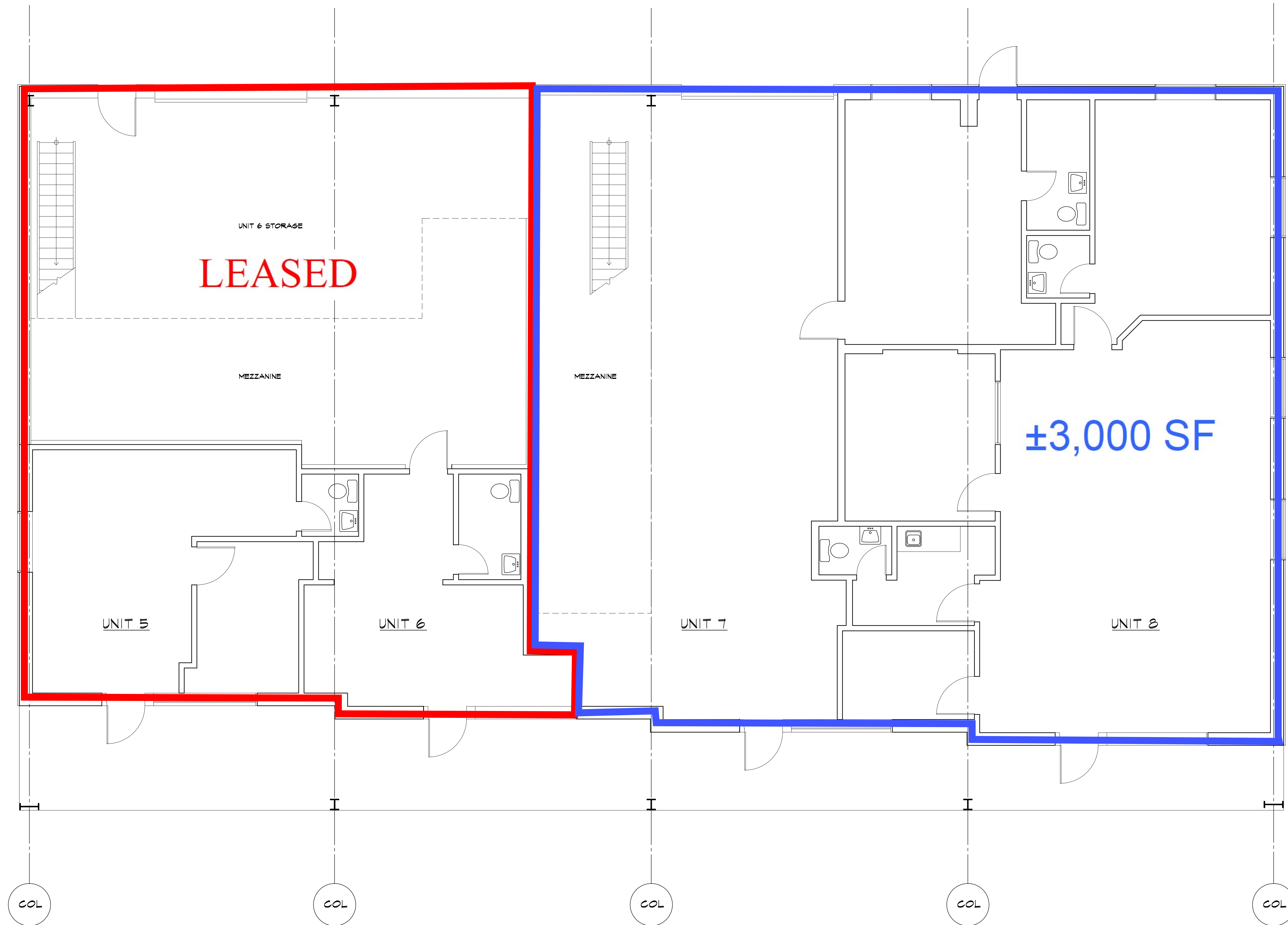
## Property Photos



Unit 7/8 - Office Area



Unit 7/8 - Warehouse Area



SQUARE FOOTAGE = 5,040  
SCALE 1/4" = 1'

DATE	DESCRIPTION
REVISIONS	

EXISTING CONDITIONS

7 SYCAMORE WAY  
BRANFORD, CT.

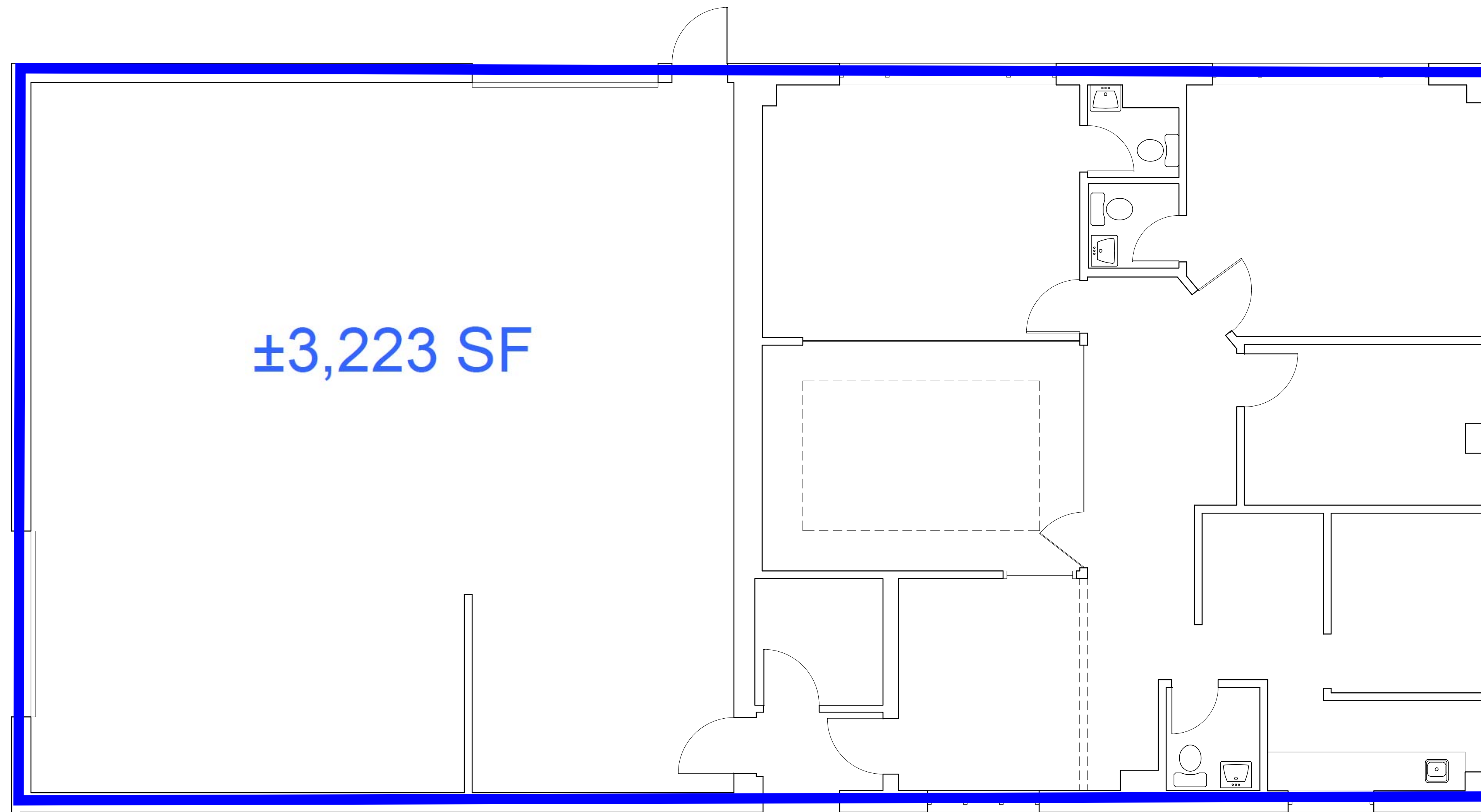
SEAL

TITLE

EXISTING-CONDITIONS  
BUILDING-2

DATE	10/4/13	SHEET
JOB#	JOB_#	
SCALEAS_NOTED		
DRAWN		
CHECKED		

**A-2**



±3,223 SF

EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Square Footage = 3,223

DATE	DESCRIPTION
REVISIONS	

EXISTING  
CONDITIONS  
  
7 SYCAMORE WAY  
BRANFORD, CT.

SEAL

TITLE  
  
EXISTING-CONDITONS  
BUILDING-3

DATE	10/2/13	SHEET
JOB#	JOB_#	
SCALEAS_NOTED		
DRAWN		
CHECKED		

A-3