

FOR LEASE—f 20,000 SF Office/Industrial Flex Building - Recently renovated, Backup generators, 60+ car parking, loading dock, 90 tons of cooling.



16 Commercial Street, Branford, CT

AVAILABLE SPACE:

AVAILABLE SF: 20,118
 MINIMUM AVAIL: 20,118
 AVAIL WHEN: 1Q18

BUILDING INFORMATION:

GROSS BLDG SIZE: 20,118
 ACRES: 1.45
 YEAR BUILT: 1986/2016
 YEAR RENOVATED: 2013
 ZONING: IG-2
 STATUS: Occupied
 CONSTRUCTION: Masonry

PKG SPACES: 60



PRICING DETAILS

RENT/SF: \$Neg. LEASE TYPE: NNN RE TAXES: .79 INSURANCE: .35
 SALE PRICE: N/A LEASE TERM: Min 5 yrs MAINT/CAM: .75 TI ALLOW: Neg

SPACE SPECIFICATIONS

GENERAL		UTILITIES		POWER		LOADING	
CLEAN RM SF:	1000	ELECTRIC:	CL&P	AMPS: (2) 1200		GRADE LVL:	0
BIOSAFETY LAB:	I & II	GAS:	CL&P	VOLTS: 120/208		GL SIZE:	-
OFFICE SF:	4,000	WATER:	MUNI	BACK UP GENERATOR : Yes		GL LVRS:	-
MISC SF	4,000	SEWER:	MUNI			DH Doors	1
FREEZERS:	(2) -20c	VOICE/DATA:	YES			DH SIZE	8 x 10
FRIDGE:	(1) +4c	HIGH SPEED:	AVAILABLE			DH LVLRs	yes
MAX CEILING:	14'	SPRINKLERS:	Fully				

FOR FURTHER INFORMATION CONTACT:
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