

# FOR LEASE – 10,400 SF Office/Flex Space / 35+ car parking. Immediate access to I-95



## 1 Commercial Street, Branford, CT

### AVAILABLE SPACE

AVAILABLE SF: **10,400 SF**  
MINIMUM AVAIL: **10,400 SF**  
AVAIL WHEN: **Immediate**  
STATUS: **Available**

### BUILDING INFORMATION

GROSS BLDG SIZE **38,000 SF**  
YEAR RENOVATED **2005**  
YEAR BUILT: **1960**  
CEILING HEIGHT **14' Ft**  
ZONING: **Office/Ind**

### PARKING

PKG FEES **None**  
PKG SPACES **35**  
PKG TYPE **Surface**



### COMMENTS:

Ideal for company looking for office / light distribution / flex space. Interiors ready to be renovated to accommodate specific operational needs.

### FINANCIAL DETAILS

RENT/MONTH:	<b>\$11.00</b>	RE TAXES:	BASE YEAR:	<b>N/A</b>
LEASE TYPE:	<b>NNN</b>	INSURANCE:	EXP STOP:	<b>N/A</b>
TI ALLOW:	<b>neg</b>	MAINT/CAM:		

### PROPERTY SPECIFICATIONS

BLDG. CONDITION:	<b>Excellent</b>	FLOOR SIZE:	<b>10,000</b>	FRONTAGE:	<b>Commercial St</b>
LOAD FACTOR	<b>0</b>	ELEVATOR-FR:	<b>0</b>	HVAC:	<b>Ctrl AIR</b>
		ELEVATOR-PS:	<b>0</b>	HEAT TYPE:	<b>Gas</b>

FOR FURTHER INFORMATION CONTACT:

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