

FOR LEASE 8,000 - 16,000 SF OFFICE / FLEX / Light Industrial

Approx. 3,000 SF of office space / 400 amp backup generator



20 Commercial Street, Branford, CT

AVAILABLE SPACE:

AVAILABLE SF: 16,000 SF
MINIMUM AVAIL: 16,000 SF
AVAIL WHEN: Immediately

BUILDING INFORMATION:

GROSS BLDG SIZE: 16,000
ACRES: 2.73
YEAR BUILT: 1985
YEAR RENOVATED: 2010
ZONING: Light Ind.
STATUS: Occupied
CONSTRUCTION: Masonry
PKG SPACES: 35 cars



COMMENTS: Loading and drive in doors

PRICING DETAILS

RENT/SF: \$11.00	LEASE TYPE: NNN	RE TAX/SF: \$TBD	INSURANCE: \$TBD
SALE PRICE: n/a	LEASE TERM: Min 5 yrs	MAINT/CAM: \$TBD	TI ALLOW: Neg

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	1,000	SPRINKLERS:	No	AMPS:	1,200	GRADE LVL:	1
OFFICE SF:	12,000	MIN CLR HEIGHT:	14'	VOLTS:	120/208	GL SIZE:	8 x 10
LABRATORY SF:	3,000	MAX CLR HEIGHT:	14'	PHASE:	-	GL LVRS:	0
YARD SF	0	COL SPACE:	30 x 40	WIRE:	-	DOCK HIGH	1
RAIL:	No	ROOF:	metal	UTILITIES		DH SIZE	8 x 10
SEWERS:	Muni	HVAC		ELECTRIC	NU	DH LVLRS	Y
CRANES:	0	COOLING	central	GAS	SCGC	RAMP:	N
CRANE CAP:	0	HEAT	Hot air	WATER	Muni	WELL:	Y
CRANE CLEAR:	0			SEWER	Muni	COVERED:	Y
				VOICE/DATA	Yes		

FOR FURTHER INFORMATION CONTACT:

Frederick Petrella CCIM (T)203-314-7439 (F)203-286-1128 Email: fredp@ctrealtygroup.com

OFFERED EXCLUSIVELY BY:

Connecticut Realty Group, LLC 431 Orange St., New Haven CT 06511 ctrealtygroup.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.