



**11 SYCAMORE WAY, BRANFORD, CT UNITS 303 & 304 \$1300.00/MO  
1,536 SF COMMERCIAL/INDUSTRIAL CONDO UNIT WITH AN OVERHEAD DOOR + UTILITIES**

**FOR LEASE: 1,536 SF of space in a 3,000+ SF free-standing building. Landlord pays taxes, insurance and CAM charges. Office Park consists of four separate buildings. Other units are also available. Call for details.**

**Present Use: Vacant – Formerly a Video Production Studio**

**Potential Use: Office, Distribution, Lt. Industrial, Any Service Business**

**Directions: I-95 N, Exit 56. LEFT 1 block to East Industrial Rd. Turn RIGHT to Pin Oak Drive. LEFT to Sycamore Way. LEFT to #11 on RIGHT. I-95 S to Exit 56. Right off exit to Pin Oak. Continue as above.**

<b><u>AVAILABILITY</u></b>	SF Available: 1,536 SF	Ceiling Height: 12'	Overhead Doors: Minimum
	SF Available Office: 1,536 SF	Ceiling Height:	Truck Docks: Subdivide:
<b><u>BUILDING INFORMATION</u></b>	Stories: 1		Overhead Doors: 1 Size: 10'
	First Floor Area: 2,992 SF	Ceiling Height: 12'	Truck Dock(s): 0 Size:
	Second Floor Area:	Ceiling Height:	Year Built: 1985
	Third Floor Area:	Ceiling Height:	Condition: Good
	Other Floor Areas:	Ceiling Height:	Construction Type: Brick/Wood Frame
	Office Area:	Ceiling Height:	Roof: Shingle/Gabled
<b><u>LAND</u></b>	Total Floor Area: 2,992 SF		Lin. Ft. Clear Span:
	Lot(s): 1		Frontage: 340'
	Area SF: 95,726 SF		Depth: 283'
	Acres: 2.2		% Land Coverage:
	Parking: 68		% Building Coverage Permitted: 30
	Zoning: IG-2		Condition of site: Level, Sloping, Dry
	Restrictions/Easements: Subject to other tenants' rights		
<b><u>Utilities</u></b>	<b><u>Mechanical Equipment</u></b>		<b><u>Assessment</u></b>
Water: City	Elevator Size: N/A	Land:	Bus Service: No
Gas: Yes	Heating: Gas Hot Air	Building:	Distance:
Volts: 220	Air Conditioning: Fully	Total:	Turnpike: I-95
Amps: 100	Sprinkler: None	Mills:	Exit: 56
Phase: III	Other Equipment:	Taxes:	
Sewer: City		A/S:	

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.