



750 East Main Street - Branford

10,000 Sqft - 750 East Main Street, Branford,
Connecticut 06405

Property Description

FOR LEASE: 10,000 SF of Flex space on busy US-1 in Branford. Within the IG-2 zone with many potential uses ranging from Biotech/Life Sciences, Bio/Chem Lab, office, retail, restaurant, light manufacturing, warehouse/distribution. Space features 2 overhead doors and 1 truck dock (more docks possible). 10 & 20 (warehouse) ceilings. Most recently a restaurant & catering kitchen + warehouse. Restaurant hoods in place, but all restaurant equipment has been removed. 1 mile east of the Chowder Pot Restaurant near the Guilford town line. \$8.75/SF NNN + Utilities.

Availability

Listing Type:

Property Type:

Price:

Price Type:

Square Footage:

Subdividable:

Minimum
Subdivide:

Minimum
Ceiling Height:

Maximum
Ceiling Height:

Nets:

Address Map

Address:

Country:

State:

City:

Zipcode:

Features

Proximate to
Interstate:

Loading Docks:

Loading
Docks:

OH Doors:

OH Doors:

Door Height:

- | | | | |
|-------------------------------------|------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Private Offices | <input checked="" type="checkbox"/> | Storage |
| <input checked="" type="checkbox"/> | Separate
Men's/Women's
Rooms | <input checked="" type="checkbox"/> | High-Visibility
Location |
| <input checked="" type="checkbox"/> | High Traffic Count | <input checked="" type="checkbox"/> | Nearby
Shops/Restaurants/B
businesses |

Present Use::

Potential Use::

Building Details

Stories:

Year Built:

Condition:

Roof:

Construction
Type:

Total Floor Area:

Site

Lot(s):

Area SF:

Acreage:

Parking:

Zoning:

Frontage:

Depth:

% Land
Coverage:

% Land
Coverage
Permitted:

Condition of
Site:

Utilities

Availability:

Source:

Type:

Availability:

Type:

Availability:

Provider:

Availability:

Provider:

Mechanicals

Heating:

Air Conditioning:

Assessment

Transportation

Land:

Building:

Total:

Mill Rate:

Taxes:

A/S Ratio:

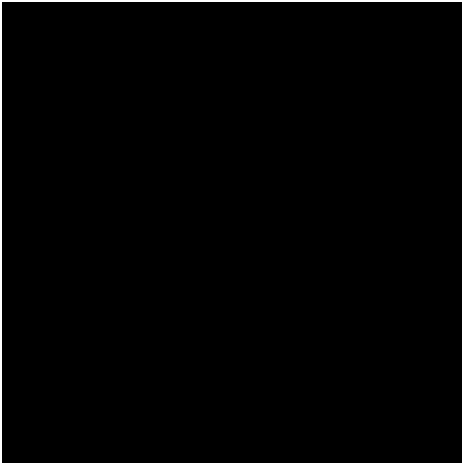
Bus Service:

Distance:

Turnpike:

Exit:

Agent Info



Kristin Geenty

www.GeentyGroup.com

203.488.1005

Kris@GeentyGroup.com

203.488.1005 - 765 East Main Street
