

# 20 Thompson Road - Branford

19,500 Sqft - 20 Thompson Road, Branford,  
Connecticut 06405

## Property Description

For Lease: Wide Open Space, currently used as corporate office. Landlord welcomes Biotech/MedTech Tenants, Labs as well as Office. Will Fit to Suit for Office, Science, Tech, wellness, uses for Multi-Year Tenants. The space features private offices surround 7500 SF of wide open space. Also: Training rooms, huddle rooms, large kitchen, conference rooms and more. ceiling heights up to 11.5 feet. Less than 1 mile to I-95 exit 55, and 144 units of new construction apartments. (Nets approx \$2.65 PSF)

## Availability

Listing Type: **For Lease**

Property Type: **Flex**

Price: **\$9.25**

Price Type: **/SF NNN**

Square Footage: **19,500 Sqft**

Subdividable: **Yes**

Minimum Subdivide: **8,000 Sqft**

Minimum Ceiling Height: **9.50 ft**

Maximum Ceiling Height: **11.50 ft**

Nets: **\$2.65**

## Address Map

Address: **20 Thompson Road,  
Branford,  
Connecticut 06405**

Country: **US**

State: **CT**

City: **Branford**

Zipcode: **06405**

## Features

Proximate to Interstate: **Yes**

- |                                     |                                     |                                     |                              |
|-------------------------------------|-------------------------------------|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Lobby                               | <input checked="" type="checkbox"/> | Private Offices              |
| <input checked="" type="checkbox"/> | Open Workstation Area               | <input checked="" type="checkbox"/> | Conference Rooms             |
| <input checked="" type="checkbox"/> | Kitchen/Breakroom                   | <input checked="" type="checkbox"/> | Storage                      |
| <input checked="" type="checkbox"/> | Server Room                         | <input checked="" type="checkbox"/> | Separate Men's/Women's Rooms |
| <input checked="" type="checkbox"/> | Nearby Shops/Restaurants/Businesses |                                     |                              |

Present Use:: **Former Corporate Office**

Potential Use:: **Office, BioTech, Fitness, Wellness, R&D**

Office Sqft: **19500**

### Building Details

Stories: **1**

Year Built: **1983**

Condition: **Excellent**

Roof: **Rubber Membrane**

Construction Type: **Tilt-up Insulated Panels**

Total Floor Area: **85,000 Sqft**

### Site

Lot(s): **1**

Area SF: **313,632 Sqft**

Acreage: **7.20 Acre(s)**

Parking: **80**

Zoning: **IG-2**

Frontage: **180 ft**

Depth: **Varies**

% Land Coverage: **Built Out**

% Land Coverage Permitted: **30**

Condition of Site: **Level, Dry**

### Utilities

Availability: **Connected**

Source: **Municipal**

Type: **Sewer**

Availability: **Connected**

Type: **Natural Gas**

Availability: **Connected**

Provider: **Public Utility**

Availability: **Connected**

Provider: **Public Utility**

Volts: **480**

### Mechanicals

Heating: **Gas Hot Air**

Air Conditioning: **Fully**

Sprinkler: **Yes**

Other Equipment: **Fiber, Backup Generator**

Amps: **2000**

Phase: **III**

### Assessment

Land: **\$491,800**

Building: **\$2,451,500**

Total: **\$2,943,300**

Mill Rate: **29.45**

Taxes: **\$86,680**

A/S Ratio: **70**

### Transportation

Bus Service: **Yes**

Distance: **3 Blocks**

Turnpike: **I-95**

Exit: **55**

### Agent Info



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