

# 16000 SF Flex Space - North Branford

16,000 Sqft - 21 Commerce Drive, North Branford,  
Connecticut

## Property Description

FOR LEASE: 16,000 SF of Production/Warehouse/Distribution/Light-Industrial space for Lease in a well-maintained, multi-tenant building. 16,000 SF with 2 Docks & 1 Overhead Door, 18' ceilings & heavy power. 2 Loading docks equipped with load levelers. Nets = \$1.80/SF

## Availability

Listing Type: **For Lease**

Property Type: **Warehouse/Industrial/Lt, Industrial**

Price: **\$7.50**

Price Type: **/SF NNN**

Square Footage: **16,000 Sqft**

Minimum Ceiling Height: **18 ft**

Maximum Ceiling Height: **18 ft**

Nets: **\$1.80**

Present Use:: **Clean Manufacturing & Assembly**

Potential Use:: **Warehouse/Distribution, Lt. Industrial, Assembly**

## Address Map

Address: **21 Commerce Drive, North Branford, Connecticut**

Country: **US**

State: **CT**

City: **North Branford**

## Features

Loading Docks: **Yes**

# Loading Docks: **2**

Load Levelers

OH Doors: **Yes**

# OH Doors: **1**

OH Door Height: **0 ft**

Private Offices  Open Workstation Area

Conference Rooms  Kitcheonette

Storage  Separate Men's/Women's Rooms

Industrial Park

Office Sqft: **3300**

Warehouse/Shop  
Sqft: **15000**

## Building **Details**

Stories: **1**

Year Built: **1985**

Condition: **Excellent**

Roof: **Insulated Steel,  
Gabled**

Construction  
Type: **Insulated Steel**

Linear Feet  
Clear Span: **40 ft**

Total Floor Area: **41,200 Sqft**

## Site

Lot(s): **1**

Area SF: **196,455 Sqft**

Acreage: **4.50 Acre(s)**

Parking: **25+**

Zoning: **I-2**

Frontage: **200 ft**

Depth: **Varies**

% Land  
Coverage: **Built Out**

% Land  
Coverage  
Permitted: **30**

Condition of  
Site: **Level, Dry**

Restrictions: **Subject to other  
tenants' rights.**

## Utilities

Availability: **Connected**

Source: **Municipal**

Type: **Sewer**

Availability: **Connected**

Type: **Natural Gas**

Availability: **Connected**

Provider: **Public Utility**

Availability: **Connected**

Provider: **Public Utility**

Volts: **240**

Amps: **400**

## Mechanicals

Heating: **Gas Hot Air**

Air Conditioning: **Almost Fully**

Phase: **III**

### Assessment

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Land: **\$0**

Building: **\$0**

Total: **\$0**

Mill Rate: **33.23**

Taxes: **\$1.24**

A/S Ratio: **70**

### Transportation

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Bus Service: **No**

Turnpike: **I-95**

Exit: **55**

### Agent Info

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Kristin Geenty

[www.GeentyGroup.com](http://www.GeentyGroup.com)

203.488.1005

[Kris@GeentyGroup.com](mailto:Kris@GeentyGroup.com)

203.488.1005 - 765 East Main Street

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