



2344 FOXON ROAD, NORTH BRANFORD, CT \$1,600.00/MO + UTILS
2,000 SF INDUSTRIAL CONDO UNIT WITH 14' OVERHEAD DOORS

FOR LEASE: Industrial condo unit in a multi-tenant building on Foxon Road. Space features two 14' Overhead Doors. Landlord pays real estate taxes, CAM charges, insurance, and condo fees.
Present Use: Vacant
Potential Use: Warehouse/Distribution, Storage, Contractor's Facility, R&D

Directions: I-95, Exit 56 to US-1, turn RIGHT. Continue approx 1.5 miles to CT- 22, turn LEFT. Continue to CT-80 (Foxon Road), turn RIGHT. Continue approx. 2 miles to building on LEFT, in rear

Building Information

Stories:	1	Overhead Door(s):	Two 14' doors
First Floor Area:	2000 SF	Truck Dock(s):	0
Second Floor Area:		Year Built:	2005
Third Floor Area:		Condition:	Excellent
Other Floor Areas:		Type of Construction:	Insulated Steel
Office Area:		Roof:	Insulated Steel
Total Floor Area:	2000 SF	Lin. Ft. Clear Span:	20'
		Ceiling Height: 20'	
		Ceiling Height:	
		Ceiling Height:	
		Ceiling Height:	

Land

Lot(s):	1	Frontage:	75' m/l
Area SF:	610,736	Depth:	Varies
Acres:	14.35	% Land Coverage	
Parking:	Ample	% Building Coverage Permitted	
Zoning:	B-2	Condition of site	Level
Restrictions/Easements:			

Utilities

Mechanical Equipment

Assessment

Transportation

Water:	City	Elevator Size:	N/A	Land:		Bus Service:	
Gas:	Propane	Heating:	Propane	Building:		Distance:	
Volts:	220	Air Conditioning:	None	Total:		Turnpike:	
Amps:	100	Sprinkler:	No	Mills:		Exit:	
Phase:	III	Other Equipment:	None	Taxes:			
Sewer:	Septic			A/S Ratio:			

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

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