



2344 FOXON ROAD

UNIT 9

NORTH

A 1,000 SF INDUSTRIAL CONDOMINIUM UNIT WITH 20' CEILINGS & 14' OVERHEAD DOOR

\$1,070.00/Month +Utilities

FOR LEASE

For Lease: A 1,000 SF Industrial Condominium unit in a multi-tenant building on Foxon Road (CT-80) in North Branford. Unit features 20' ceilings and a large 14' Overhead Door. \$1,070/Month + Utilities. Landlord pays taxes, common area maintenance charges, reasonable water charges and condo fees.

Present Use: Storage

Potential Use: Warehouse/Distribution, Storage, Contractor's Unit, Lt. Manufacturing, R&D

AVAILABILITY

SF Available:	1,000	Ceiling Height:	20	OH Doors:	1
SF Available Office:	0	Ceiling Height:	--	Truck Docks:	0
Minimum Subdivide:	1,000SF				

BUILDING INFORMATION

Stories:	1		
First Floor Area:	1,000SF	Ceiling Height:	20
Second Floor Area:	SF	Ceiling Height:	
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	SF		
Total Floor Area:	1,000SF		
Overhead Doors:	1	Size:	14'
Truck Dock(s):	0	Size:	--
Year Built:	2005		
Condition:	Very Good		
Construction Type:	Insulated Steel		
Roof:	Metal		
Lin. Ft. Clear Span:	100%		

LAND

Lot(s):	1	Frontage:	75'
Area SF:	610,635	Depth:	Varies
Acres:	14.35	% Land Coverage:	
Parking:	Ample	% Building Coverage Permitted:	
Zoning:	B-2	Condition of site:	Level

ASSESSMENT

Land:
Building:
Total:
Mills:
Taxes:

TRANSPORTATION

Bus Service: No
Distance:
Turnpike: I-95
Exit: 56
Distance: 6 Miles

UTILITIES

Water: Municipal
Sewer: Septic
Gas: Propane

POWER

Volts: 220
Amps: 100
Phase: 1

MECHANICAL EQUIPMENT

Elevator Size: NA
Heating: Propane
Air Conditioning: None
Sprinkler: None
Other Equipment:



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