



750 EAST MAIN STREET - BRANFORD

10,000 SF FLEX SPACE ON US-1 IN BRANFORD

**\$7.85/SF NNN
+ UTILITIES**

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.

Present Use: Former Restaurant

Potential Use: Flex, Lab, Office, Retail, Restaurant, Lt. Manufacturing, Warehouse/Distribution

Directions: I-95N, Exit #56. LEFT off exit & continue to US-1 (East Main Street). RIGHT. Continue 1 mile to #750 on LEFT. I-95S, Exit #57. RIGHT off exit. Continue approximately 3 miles to #750 on RIGHT.

AVAILABILITY	SF Available: 10,000	Ceiling Height: 10-20'	Overhead Doors: 2	Minimum Subdivide: 5,000 SF
	SF Available Office: 5,000 SF	Ceiling Height:	Truck Docks: 1	
BUILDING INFORMATION	Stories: 1		Overhead Doors:	Size:
	First Floor Area: 33,998 SF	Ceiling Height: 10' & 20'	Truck Dock(s):	Size:
	Second Floor Area:	Ceiling Height:	Year Built: 1953	
	Third Floor Area:	Ceiling Height:	Condition: Excellent	
	Other Floor Areas:	Ceiling Height:	Construction Type: Masonry/Block	
	Office Area:		Roof: T&G/Rubber	
	Total Floor Area: 33,998 SF		Lin. Ft. Clear Span:	
LAND	Lot(s): 1		Frontage: 537.48	
	Area SF: 150,282		Depth: Varies	
	Acres: 3.45		% Land Coverage: 30	
	Parking: 52		% Building Coverage Permitted: 30	
	Zoning: IG-2		Condition of site: Level/Dry	
Restrictions/Easements:				
Utilities	Mechanical Equipment		Assessment	Transportation
Water: City	Elevator Size: N/A	Land: \$355,000.00	Bus Service: Yes	
Gas: Yes	Heating: Gas Hot Air	Building: \$863,600.00	Distance: Street	
Volts:	Air Conditioning: Fully	Total: \$1,218,600.00	Turnpike: I-95	
Amps:	Sprinkler: Yes	Mills: 29.07	Exit: 56	
Phase:	Other Equipment:	Taxes: \$35,424.70		
Sewer: City		A/S: 70%		

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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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