



139 MEADOW STREET, BRANFORD

\$5.75/SF NNN

INDUSTRIAL/FLEX

FOR LEASE: A 3,000 SF unit suited for light industrial/storage/assembly uses. Located in Downtown Branford. About 50% of the space is a mezzanine about 4' above the floor height and is suitable for rack storage to 10 feet or so.

Present Use: Storage previously

Potential Use: Storage/Assembly/Light Industrial

Directions: From Branford Center, take Montowese Street south. Turn right on Meadow Street. Building is on the left.

<u>AVAILABILITY</u>	SF Available: 3,000 SF	Ceiling Height: 14'	Overhead Doors: 1	Minimum Subdivide: 3,000 SF
	SF Available Office:	Ceiling Height:	Truck Docks: 0	
<u>BUILDING INFORMATION</u>	Stories: 1+	Ceiling Height: 14'	Overhead Doors: 1	Size:
	First Floor Area: 20,000 SF	Ceiling Height:	Truck Dock(s): 0	Size:
	Second Floor Area:	Ceiling Height:	Year Built: 1950	
	Third Floor Area:	Ceiling Height:	Condition: Clean space	
	Other Floor Areas:	Ceiling Height:	Construction Type: Masonry	
	Office Area:		Roof: Gable	
<u>LAND</u>	Total Floor Area: 20,000 SF		Lin. Ft. Clear Span: 15'	
	Lot(s): 1		Frontage: 80'	
	Area SF:		Depth: Varies	
	Acres: 60/100		% Land Coverage: Built out	
	Parking: 3-4		% Building Coverage Permitted: 30%	
	Zoning:		Condition of site: Level	
	Restrictions/Easements:			
<u>Utilities</u>	<u>Mechanical Equipment</u>	<u>Assessment</u>	<u>Transportation</u>	
Water: City	Elevator Size: N/A	Land:	Bus Service: Yes	
Gas: Yes	Heating: Gas hot air	Building:	Distance: 2 blocks	
Volts: 220	Air Conditioning: No	Total:	Turnpike: I-95	
Amps: 100	Sprinkler: No	Mills: 28.64	Exit: 54	
Phase: 1	Other Equipment:	Taxes:		
Sewer: Yes		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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