



5 ENTERPRISE DRIVE – UNIT 4 - NORTH BRANFORD \$7.25/SF/MONTH + UTILITIES
4,000 SF WAREHOUSE WITH A TRUCK DOCK

FOR LEASE: Impossible to find Small Warehouse space. 4,000 SF Featuring 16' Ceilings, One Truck Dock, Two Small Offices with storage mezzanine overhead & 2 Lavs. Newly painted and refreshed with new flooring in offices and lavs. Located in a well-maintained, multi-tenant building off CT-139. Less than 1 mile to CT-80 and just over 1.5 miles to I-95, Exit 55. Facilities management on site. Perfect for light-industrial, assembly, warehouse, workshop. \$7.25/SF/Month + Utilities. Landlord pays taxes, insurance & CAMs.

Present Use: Formerly warehouse & shop

Potential Use: Warehouse, Lt-Industrial, Assembly, Shop

Directions: I-95N, Exit 55 (US-1). Turn RIGHT. Continue .25 miles to CT-139. Turn LEFT. Continue 1.3 miles to Enterprise Drive. Turn LEFT to #5 – 2nd Driveway on RIGHT. I-95S, Exit 55. Turn LEFT, then as above.

AVAILABILITY	SF Available: 4,000 SF SF Available Office: 400 SF	Ceiling Height: 16' Ceiling Height: 8'	Overhead Doors: 0 Truck Docks: 1	Minimum Subdivide: 4,000 SF
BUILDING INFORMATION	Stories: 1 First Floor Area: 20,160 SF Second Floor Area: Third Floor Area: Other Floor Areas: Office Area: Total Floor Area: 20,160 SF	Ceiling Height: 16' Ceiling Height: Ceiling Height:	Overhead Doors: 3 Truck Dock(s): 5 Year Built: 1986 Condition: Very Good Construction Type: Insulated Steel Roof: Gable Hip Lin. Ft. Clear Span: 40	Size: Size:
LAND	Lot(s): 1 Area SF: Acres: 2.63 Parking: 50 Zoning: I-2 Restrictions/Easements:		Frontage: 300 Depth: 80 % Land Coverage: 25 % Building Coverage Permitted: 25 Condition of site: Flat, Dry, Level	
Utilities	Mechanical Equipment	Assessment	Transportation	
Water: City Gas: PubCT Volts: 240 Amps: 200 Phase: III Sewer: Septic	Elevator Size: N/A Heating: Gas Hot Air Air Conditioning: No Sprinkler: No Other Equipment:	Land: Building: Total: Mills: Taxes: A/S:	Bus Service: No Distance: Turnpike: I-95 Exit: 55	

Kristin Geenty
203-488-1005

Kris@GeentyGroup.com

Kevin Geenty
203-488-1005

Kevin@GeentyGroup.com

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