



20 THOMPSON ROAD

BRANFORD

**OFFICE/BIO/TECH/WellNESS
19,500 SF**

\$9.25/SF/YR/NNN

FOR LEASE

Wide Open Space, currently used as corporate office. Landlord welcomes Biotech/MedTech Tenants, Labs as well as Office. Will Fit to Suit for Office, Science, Tech, wellness, uses for Multi-Year Tenants. The space features private offices surround 7500 SF of wide open space. Also: Training rooms, huddle rooms, large kitchen, conference rooms and more. ceiling heights up to 11.5 feet. Less than 1 mile to I-95 exit 55, and 144 units of new construction apartments. (Nets approx \$2.65 PSF)



Present Use: Office/Corporate Office

Potential Use: Office/BioTech/Fitness Wellness/R&D

AVAILABILITY

SF Available:	19,500	Ceiling Height:	11.5'	OH Doors:	0
SF Available Office:	19,500	Ceiling Height:	9'	Truck Docks:	0
Minimum Subdivide: 8,000 SF					

BUILDING INFORMATION

Stories:	1		
First Floor Area:	85,000 SF	Ceiling Height:	11.5 - 20'
Second Floor Area:		Ceiling Height:	
Third Floor Area:		Ceiling Height:	
Other Floor Areas:		Ceiling Height:	
Office Area:	30,000 SF		
Total Floor Area:	85,000 SF		

Overhead Doors:	Size:
Truck Dock(s):	Size:
Year Built:	1983
Condition:	Excellent
Construction Type:	Tilt-up Insulated Panels
Roof:	Class 2 Rubber Membrane
Lin. Ft. Clear Span:	

LAND

Lot(s):	1	Frontage:	180'
Area SF:	313,632	Depth:	Varies
Acres:	7.2	% Land Coverage:	Built Out
Parking:	80	% Building Coverage Permitted:	30
Zoning:	IG-2	Condition of site:	Level/Dry

ASSESSMENT

Land:	\$491,800.00
Building:	\$2,451,500.00
Total:	\$2,943,300.00
Mills:	29.45
Taxes:	\$86,680.20

TRANSPORTATION

Bus Service:	Yes
Distance:	3 Blocks
Turnpike:	I-95
Exit:	55
Distance:	.75 mi'



UTILITIES

Water:	City
Sewar:	Yes
Gas:	Yes

POWER

Volts:	480
Amps:	2000
Phase:	III

MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Gas Hot Air
Air Conditioning:	Fully
Sprinkler:	Yes
Other Equipment:	Fiber, Backup Generator



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