



FOR LEASE: Up to 26,300 SF of Production/Warehouse/Distribution/Light-Industrial space for Lease in a well-maintained, multi-tenant building. 3 spaces available: 1) 16,000 SF with 2 Docks & 1 Overhead Door, 2) 7,500 SF with 1 Dock & 1 Overhead Door, 3) 2,800 SF + partial mezzanine and 1 OHDID. All have 18' ceilings & heavy power. 2 Loading docks equipped with load levelers. Nets = \$1.80/SF

Present Use: Clean Manufacturing & Assembly

Possible Use: Warehouse/Distribution, Lt. Industrial, Assembly

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|-----------------------------|--|---------------|-----------------|-----|--------------------------------|---|-------------------------|-----------|
| SPACE #1 | SF Available: | 16,000 | Ceiling Height: | 18' | Overhead Doors: | 1 | Size: | 12' x 14' |
| | SF Available Office: | 3,000 | Ceiling Height: | 8' | Truck Docks: | 2 | Size: | 8' x 10' |
| | Utilities: Water: Municipal Sewer: Sewer Gas: PubCT Volts: 240 Amps: 400 Heating: Gas A/C: Fully | | | | | | | |
| SPACE #2 | SF Available: | 7,500 | Ceiling Height: | 18' | Overhead Doors: | 1 | Size: | 12' x 14' |
| | SF Available Office: | 900 | Ceiling Height: | 9' | Truck Docks: | 1 | Size: | 8' x 10' |
| | Utilities: Water: Municipal Sewer: Sewer Gas: PubCT Volts: 240 Amps: 400 Heating: Gas A/C: Fully | | | | | | | |
| SPACE #3 | SF Available: | 2,800 | Ceiling Height: | 18' | Overhead Doors: | 1 | Size: | 8' x 8' |
| | SF Available Office: | 600 | Ceiling Height: | 9' | Truck Docks: | 0 | Size: | |
| | Utilities: Water: Municipal Sewer: Sewer Gas: PubCT Volts: 240 Amps: 400 Heating: Gas A/C: Office | | | | | | | |
| BUILDING INFORMATION | Stories | | 1 | | Overhead Doors: | | 4 | |
| | First Floor Area | | 41,200 SF | | Truck Docks: | | 6 | |
| | Second Floor Area | | -- | | Year Built: | | 1985 & 2005 | |
| | Third Floor Area | | -- | | Condition: | | Excellent | |
| | Other Floor Areas | | -- | | Construction Type: | | Insulated Steel | |
| | Office Area: | | | | Roof: | | Insulated Steel, Gabled | |
| | Total Floor Area | | 41,200 SF | | Lin. Ft. Clear Span: | | 40' x 40' | |
| LAND | Lot(s): | | 1 | | Frontage: | | 200' | |
| | Area SF: | | 196,455 | | Depth: | | Varies | |
| | Acres: | | 4.51 | | % Land Coverage: | | Built Out | |
| | Parking: | | 25+ | | % Building Coverage Permitted: | | 30 | |
| | Zoning: | | I-2 | | Condition of site: | | Level, Dry | |
| | Restrictions/Easements: | | | | | | | |

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| Assessment | | Transportation | | Directions: I-95N, Exit 55. Turn RIGHT off exit to 1 st light, North Branford Road (CT-139). Turn LEFT. Follow CT-139 to Intersection with Foxon Road (CT-80). Turn LEFT. Continue .25 miles to Commerce Drive. Turn LEFT. Property is on the RIGHT. I-95S, Exit 56. Turn LEFT off exit to 1 st light (Leete's Island Road). Turn RIGHT and continue to intersection with North Branford Road (CT-139). Turn RIGHT, then as above. |
| Land: | | Bus Service: | No | |
| Building: | | Distance: | NA | |
| Total: | | Turnpike: | I-95 | |
| Mills: | 33.23 | Exit: | 55 | |
| Taxes: | \$1.24/SF | Distance: | 3 Miles | |
| A/S: | 70% | | | |

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