



# 11 SYCAMORE WAY

**UNIT 401**

**BRANFORD**

**A 768 SF INDUSTRIAL UNIT WITH AN OVERHEAD DOOR**

**\$800.00/Month  
+Utilities**

## FOR LEASE

A 768 SF Industrial Unit with a 10' Overhead Door in the Gray Eagle Business Park in Branford. Currently open space with a lav, but can be configured to meet Tenant needs. Convenient, easily accessible location less than 1 mile from I-95 N/S, Exit 56. Rent includes Common Area Charges, Taxes & insurance. A perfect fit for a contractor, light industrial business, service business, storage, personal trainer, etc. \$800.00/Month + Utilities.



**Present Use: Former electrical contractor space**  
**Potential Use: Same or as above**

### AVAILABILITY

SF Available:	768	Ceiling Height:	12'	OH Doors:	1
SF Available Office:		Ceiling Height:		Truck Docks:	0
Minimum Subdivide:	SF				

### BUILDING INFORMATION

Stories:	1		
First Floor Area:	5,800SF	Ceiling Height:	12'
Second Floor Area:	SF	Ceiling Height:	
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	SF		
Total Floor Area:	5,800SF		
Overhead Doors:	13+	Size:	
Truck Dock(s):	0	Size:	
Year Built:	1985		
Condition:	Good		
Construction Type:	Wood Frame		
Roof:	Asphalt Shingle		
Lin. Ft. Clear Span:			



### LAND

Lot(s):	1	Frontage:	340'
Area SF:	95,726	Depth:	Varies
Acres:	2.2	% Land Coverage:	
Parking:	68	% Building Coverage Permitted:	30
Zoning:	IG-2	Condition of site:	Level, Sloping, Dry

### UTILITIES

Water:	Municipal
Sewer:	Municipal
Gas:	PubCT

### POWER

Volts:	220
Amps:	100
Phase:	III

### MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Gas Hot Air
Air Conditioning:	Fully
Sprinkler:	None
Other Equipment:	

### ASSESSMENT

Land:	
Building:	
Total:	
Mills:	
Taxes:	

### TRANSPORTATION

Bus Service:	Yes
Distance:	.3 Miles
Turnpike:	I-95
Exit:	56
Distance:	.6 Miles



**Kristin Geenty**

203-488-1005

Kris@GeentyGroup.com



**The GEENTY GROUP, Realtors**  
**Property. Understood.**