

FOR LEASE OR SALE

24,000 SF Warehouse/Distribution/Lt. Industrial
Will Divide to 6,000 SF – Fully Air Conditioned



14 Commercial Street, Branford, CT

AVAILABLE SPACE:

AVAILABLE SF: **24,000**
MINIMUM AVAIL: **6,000**
AVAIL WHEN: **Immediately**

BUILDING INFORMATION:

GROSS BLDG SIZE: **24,000**
ACRES: **2.16**
YEAR BUILT: **1978**
YEAR RENOVATED: **2006**
ZONING: **IG-1**
STATUS: **vacant**
CONSTRUCTION: **masonry**
PKG SPACES: **45**



COMMENTS:

PRICING DETAILS

RENT/SF: **\$6.95** LEASE TYPE: **NNN** RE TAXES: **.70/SF** INSURANCE: **.20/SF**
SALE PRICE: ******* LEASE TERM: **Min 5 yrs** MAINT/CAM: **.35/SF** TI ALLOW: **Neg**

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	22,000	SPRINKLERS:	Available	AMPS:	2,000	GRADE LVL:	Available
OFFICE SF:	2,000	MIN CLR HEIGHT:	14'	VOLTS:	480	GL SIZE:	-
MEZZANINE SF:	0	MAX CLR HEIGHT:	14'	PHASE:	3	GL LVRS:	-
YARD :	Yes	COL SPACE:	30 x 40	WIRE:	4	DOCK HIGH	2 +
RAIL:	No	ROOF:	metal	UTILITIES		DH SIZE	8 x 10
SEWERS:	Yes	HVAC		ELECTRIC	NE	DH LVLR	Yes
CRANES:	No	COOLING		GAS	SCGC	RAMP:	No
CRANE CAP:	-	HEAT		WATER	Muni	WELL:	No
CRANE CLEAR:	-			SEWER	Muni	COVERED:	No
				VOICE/DATA	ATT		

FOR FURTHER INFORMATION CONTACT:

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