

FOR LEASE - 4,000 SF Lt Industrial/Assembly
Features full a/c; loading docks; Office to suit



14 COMMERCIAL STREET, BRANFORD, CT

AVAILABLE SPACE:

AVAILABLE SF: **4,000**
 MINIMUM AVAIL: **4,000**
 AVAIL WHEN: **Immediate**

BUILDING INFORMATION:

GROSS BLDG SIZE: **24,000**
 ACRES: **2.16**
 YEAR BUILT: **1986**
 YEAR RENOVATED: **2010**
 ZONING: **LI**
 STATUS: **Vacant**
 CONSTRUCTION: **Masonry**
 PKG SPACES: **10**



PRICING DETAILS

RENT/SF: **\$7.25** LEASE TYPE: **NNN** RE TAXES: **.70** INSURANCE: **.20**
 SALE PRICE: **\$0** LEASE TERM: **3/5** MAINT/CAM: **.35** TI ALLOW: **Neg**

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	4000	SPRINKLERS:	No	AMPS:	200	GRADE LVL:	Available
OFFICE SF:	To suit	MIN CLR HEIGHT:	14'	VOLTS:	480	GL SIZE:	To suit
MEZZANINE SF:	0	MAX CLR HEIGHT:	15'	PHASE:	3	GL LVRS:	0
YARD SF	0	COL SPACE:	30x40	WIRE:	4	DOCK HIGH	1 - 2
RAIL:	0	ROOF:	metal	UTILITIES		DH SIZE	8'x10'
SEWERS:	yes	HVAC		ELECTRIC	NE	DH LVLRS	neg
CRANES:	0	COOLING		GAS	SCGC	RAMP:	No
CRANE CAP:	0	HEAT		WATER	Muni	WELL:	No
CRANE CLEAR:	0			SEWER	Muni	COVERED:	No
				VOICE/DATA	-		

FOR FURTHER INFORMATION CONTACT:

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