

FOR LEASE - 24,000 SF LT INDUSTRIAL / FLEX OFFICE BUILDING - WILL SUBDIVIDE TO 10,000 SF

**14 Commercial Street
14 Commercial Street
Branford, CT 06460**

Offered
Exclusively
by:



SPACE AVAILABILITY

AVAILABLE SF: **24,000**
AVAIL WHEN: **Fall 2008**
MIN SF: **10,000**

PROPERTY INFORMATION

GROSS BL SF: **24,000**
STATUS: **occupied**
ACRES: **2.60**
CONSTRUCTION: **Mason**
PARKING: **45**
YEAR RENOVATED: **1995**
YEAR BUILT: **1978**
ZONING: **IG-1**



COMMENTS

Light industrial flex building, fully a/c

PRICING DETAILS

RENT/SF:	\$7.75	LEASE TYPE:	NNN	MAINT/CAM:	\$0.00	INSURANCE:	\$0.15
TERM:	Min 5 yrs	TI ALLOW:	negotiable	RE TAXES:	\$0.70		

INDUSTRIAL SPECS

GENERAL	WAREHOUSE	POWER	LOADING
WH SF: 24,000	SPRINKLERS: wet	AMPS: 2,000	GRADE LVL: 0
OFC SF: 2,000	MIN CLR HT: 16	VOLTS: 480/208	GL SIZE: 0
MEZZ SF: 0	MAX CLR HT: 16	PHASE: 3	GL LVRS: 0
YARD SF: 0	COL SPACE: 30 x 40	WIRE:	DOCK HIGH: 21
RAIL: 0	ROOF: Metal	UTILITIES	DH SIZE: 8 x 10
SEWERS:	HVAC	ELECTRIC: NEU	DH LVLRs: Yes
CRANES: 0	COOLING: Fully	GAS: NEU	RAMP: 0
CRANE CAP: 0	HEAT: Gas	WATER: SCRWA	WELL: 0
CRANE CLEAR: 0		SEWER: Muni	COVERED: No
		VOICE/DATA: ATT	

FOR FURTHER INFORMATION

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Please find additional information on all our listings at: www.ctrealtygroup.com



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