

# FOR LEASE – 5,300 SF AIR CONDITIONED FLEX / WAREHOUSE / LT. MANF SPACE



## 1 COMMERCIAL STREET, BRANFORD, CT

### AVAILABLE SPACE:

AVAILABLE SF: **5,310**  
 MINIMUM AVAIL: **5,310**  
 AVAIL WHEN: **Oct 2010**

### BUILDING INFORMATION:

GROSS BLDG SIZE: **38,000**  
 ACRES: **4**  
 YEAR BUILT: **1975**  
 YEAR RENOVATED: **2007**  
 ZONING:  
 STATUS: **Available**  
 CONSTRUCTION: **masonry**  
 PKG SPACES: **2/1000**  
 COMMENTS: **Clean tech space**



### PRICING DETAILS

RENT/SF: **\$7.75**      LEASE TYPE: **NNN**      RE TAXES: **TBD**      INSURANCE: **TBD**  
 SALE PRICE: **0**      LEASE TERM: **Min 3 yrs**      MAINT/CAM: **TBD**      TI ALLOW: **Neg**

### INDUSTRIAL SPECIFICATIONS

GENERAL	WAREHOUSE	POWER	LOADING
WARHOUSE SF: <b>5,310</b>	SPRINKLERS: <b>Yes</b>	AMPS:	GRADE LVL: <b>1</b>
OFFICE SF: <b>TBD</b>	MIN CLR HEIGHT: <b>14'</b>	VOLTS:	GL SIZE: <b>8 x 10</b>
MEZZANINE SF: <b>0</b>	MAX CLR HEIGHT: <b>14'</b>	PHASE:	GL LVRS: <b>0</b>
YARD SF: <b>0</b>	COL SPACE: <b>30x25</b>	WIRE:	DH Doors: <b>0</b>
RAIL: <b>0</b>	ROOF: <b>membrane</b>	<b>UTILITIES</b>	DH SIZE: <b>0</b>
SEWERS: <b>Yes</b>		ELECTRIC	DH LVLRS: <b>0</b>
CRANES: <b>0</b>	<b>HVAC</b>	GAS	RAMP: <b>0</b>
CRANE CAP: <b>0</b>	COOLING	WATER: <b>Muni</b>	WELL: <b>0</b>
CRANE CLEAR: <b>0</b>	HEAT	SEWER: <b>Muni</b>	COVERED: <b>0</b>
		VOICE/DATA: <b>Yes</b>	

### FOR FURTHER INFORMATION CONTACT:

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