



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

16 BUSINESS PARK DRIVE, BRANFORD, CT 06405

3,000± SF - 29,567± SF INDUSTRIAL / FLEX / WAREHOUSE BUILDING

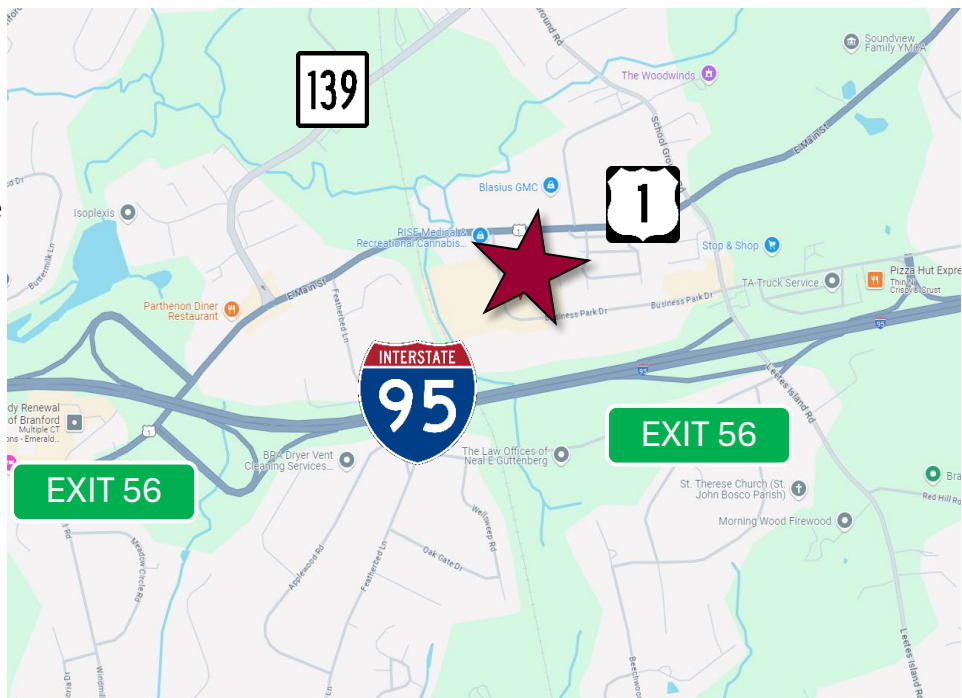
LEASE RATE: \$8.50/SF NNN

## HIGHLIGHTS

- 3,000 - 29,567± SF Industrial / Flex Building
  - Inground Commercial-Grade Grease Trap Servicing Entire Building
  - 2 Large Walk-in Coolers (1 is custom built)
  - Large Steam Boiler for Food Comes with Space
- 20' Clear in Warehouse & Production Areas
- 3 Loading Docks & 2 Drive-ins Around Building
- Excellent Location, Immediate Access to I-95 North/South
- Located off Route 1 in Business Park

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**16 Business Park Drive, Branford, CT**

**29,567± SF INDUSTRIAL / MANUFACTURING / WH**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 29,567± SF  
**AVAILABLE AREA:** 3,000± SF - 29,567± SF  
**# OF FLOORS:** 1  
**LOADING DOCKS:** 3 Docks  
**DRIVE-IN DOORS:** 2 Drive-in Doors  
**CLEAR HEIGHT:** 20' Clear in Warehouse  
**CONSTRUCTION:** Masonry, Steel  
**ROOF TYPE:** T&G / Rubber  
**YEAR BUILT:** 1985

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Fully Air Conditioned  
**HEAT:** Gas, Forced Air  
**SPRINKLERED:** Wet

### SITE INFORMATION

**SITE AREA:** 1.77± Acres  
**ZONING:** IG-2  
**PARKING:** Open Parking  
**SIGNAGE:** Building / Monument  
**VISIBILITY/FRONTAGE:** Excellent, Corner Location  
**HWY ACCESS:** I-95

### UTILITIES

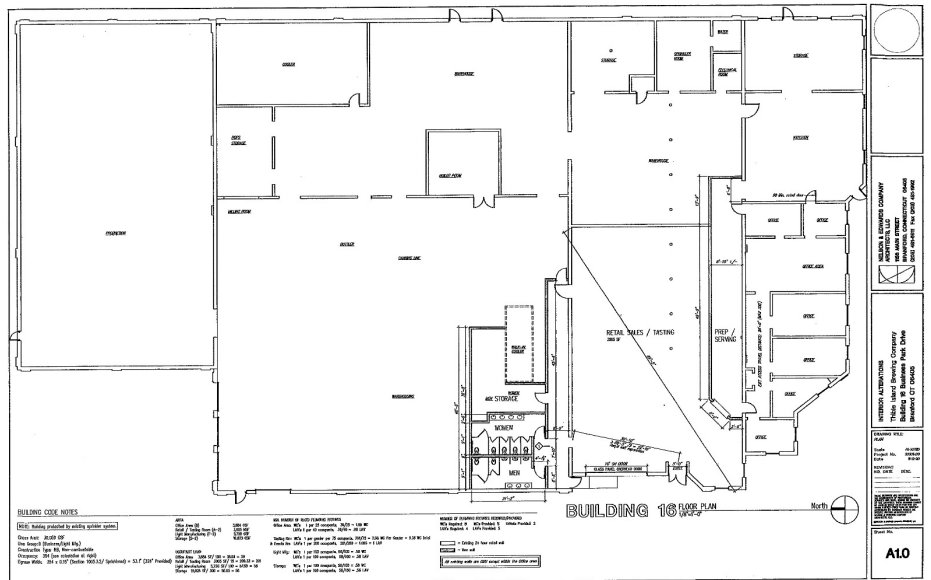
**SEWER/WATER:** Public Connected  
**GAS:** Yes

### TAXES

**ASSESSMENT:** \$1,618,200  
**MILL RATE:** 21.40  
**TAXES:** \$34,629.48 (Paid thru Jan 2026)

### EXPENSES

**RE TAXES:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord



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