



21 COMMERCE DRIVE

UNIT B

NORTH BRANFORD

A 5,500SF WAREHOUSE/OFFICE UNIT

\$7.50/SF/YR

NNN

FOR LEASE

FOR LEASE: 5,500 SF fully air-conditioned Warehouse with 18' Ceilings. Located in the heart of the Route 80 commuter corridor. Includes 600 +/- SF private offices across 2 areas. 8x10' Truck Dock with load levelers. mezzanine area for lightweight storage. 1200 amps, 3 phase electric @ 208Y/120 volts. Flexible occupancy. Net charges are approximately \$2.00/SF/YR..

Present Use: Warehouse/Distribution

Potential Use: Same or Light Industrial/Assembly

AVAILABILITY

| | | | |
|----------------------------|-------|---------------------|----------------|
| SF Available: | 5,500 | Ceiling Height: 18' | OH Doors: 0 |
| SF Available Office: | 600 | Ceiling Height: 9' | Truck Docks: 1 |
| Minimum Subdivide: 5,500SF | | | |

BUILDING INFORMATION

| | | |
|----------------------|------------------------|---------------------|
| Stories: | 1 | Ceiling Height: 18' |
| First Floor Area: | 20,000SF | Ceiling Height: |
| Second Floor Area: | SF | Ceiling Height: |
| Third Floor Area: | SF | Ceiling Height: |
| Other Floor Areas: | SF | Ceiling Height: |
| Office Area: | 8,000SF | |
| Total Floor Area: | 20,000SF | |
| Overhead Doors: | 3 | Size: 12' x 10' |
| Truck Dock(s): | 5 | Size: 8' x 10' |
| Year Built: | 1990 | |
| Condition: | Very Good | |
| Construction Type: | Insulated Steel | |
| Roof: | Insulated Steel/Gabled | |
| Lin. Ft. Clear Span: | Mostly - 1 Column | |

LAND

| | | | |
|----------|---------|--------------------------------|------------|
| Lot(s): | 1 | Frontage: | 200' |
| Area SF: | 217,800 | Depth: | Varies |
| Acres: | 4.5 | % Land Coverage: | 30 |
| Parking: | Ample | % Building Coverage Permitted: | 30 |
| Zoning: | I-1 | Condition of site: | Level, Dry |

UTILITIES

POWER

MECHANICAL EQUIPMENT

| | | | |
|------------------|------------------|-------------------|---------------|
| Water: Municipal | Volts: 208Y/120V | Elevator Size: | NA |
| Sewer: Municipal | Amps: 1200 | Heating: | Gas Hot Air |
| Gas: Yes | Phase: 3 | Air Conditioning: | Fully |
| | | Sprinkler: | No |
| | | Other Equipment: | Load Levelers |

ASSESSMENT

| | |
|-----------|-------|
| Land: | |
| Building: | |
| Total: | |
| Mills: | 28.91 |
| Taxes: | |

TRANSPORTATION

| | |
|--------------|---------|
| Bus Service: | No |
| Distance: | -- |
| Turnpike: | I-95 |
| Exit: | 56 |
| Distance: | 3 Miles |

Information provided is deemed reliable but is not guaranteed and should be independently verified. This offering is subject to errors, omissions, prior sale, or withdrawal without notice.



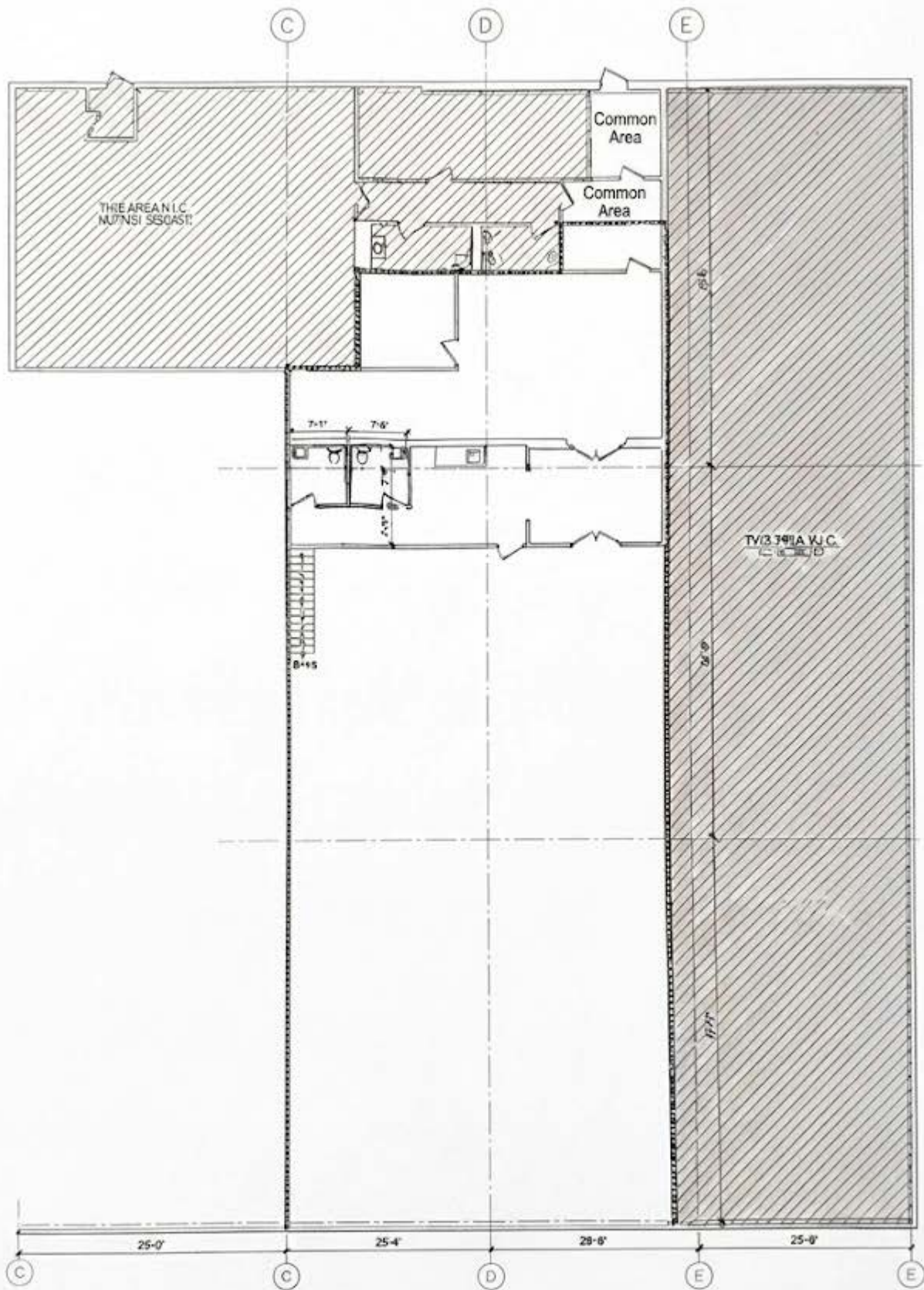
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The GEENTY GROUP, Realtors
Property. Understood.



**21 Commerce Drive, Unit B
North Haven, Connecticut**