



FOR LEASE

965 WEST MAIN STREET, BRANFORD, CT 06405

30,000± SF High-Bay Industrial Space | 10,000± SF Industrial Space | and
3,000± SF Office Space Available

LEASE RATE: \$7.95/SF NNN

HIGHLIGHTS

- 30,000± SF Industrial Space
 - High-Bay 20-27' Clear
 - 3 Loading Docks
 - Additional Mezzanine Storage
- 10,000± SF Industrial Space
 - 1 Drive-in Door
 - Shared Loading Dock
- 3,000± SF Office Space
- 400amp Electric Service
- Fully Sprinklered
- Abundant Parking
- Great Access to I-95
- Zoning: CP
- Ideal for Numerous Uses



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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HIGH-BAY WAREHOUSE, INDUSTRIAL & OFFICE SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 200,000± SF
AVAILABLE AREA: 3,000 - 30,000± SF
OF FLOORS: 1
LOADING DOCKS: 3 in High-Bay Area, 1 Shared Dock in 10,000± SF
DRIVE-IN DOORS: 1 in 10,000± SF
CLEAR HEIGHT: 20-27 Feet Clear in High-Bay
CONSTRUCTION: Steel
ROOF TYPE: Metal
YEAR BUILT: 1980

MECHANICAL EQUIPMENT

AIR CONDITIONING: None
HEAT: Gas, Hot Water
SPRINKLERED: Yes
ELECTRIC/POWER: 400amp

SITE INFORMATION

SITE AREA: 18.5± Acres
ZONING: CP
PARKING: Abundant, Open, 2/1,000
VISIBILITY: Excellent
HWY ACCESS: I-95
TRAFFIC COUNT: 23,000± SF

UTILITIES

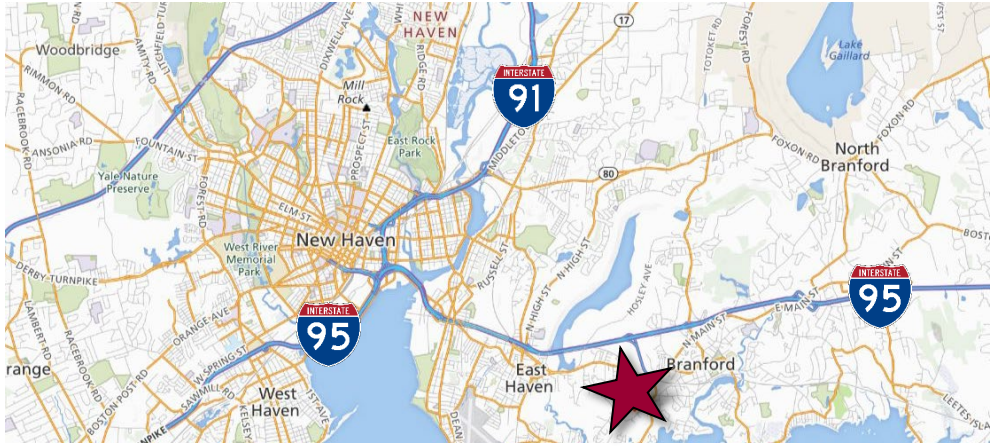
SEWER/WATER: Public Connected
GAS: Public Connected

TAXES

ASSESSMENT: \$5,265,600
MILL RATE: 21.40
TAXES: \$112,683.84 thru Jan 2026

EXPENSES

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



Outline of parcel is approximate

CONTACT

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