



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

16 EAST INDUSTRIAL ROAD, BRANFORD, CT 06405

3,535± SF - 26,200± SF INDUSTRIAL / MANUFACTURING / WAREHOUSE

LEASE RATE: \$8.50/SF NNN

HIGHLIGHTS

- 3,535± SF - 26,200± SF Industrial Warehouse Building on 1.61± acres
- Excellent Location, Direct Access to I-95 North/South at Exit 56
- 13-16' Ceiling Heights
- 1 Loading Dock / 2 Drive-in Doors
- Ability to Add More Docks / Drive-ins

Will Braun,  S I O R 
Cell: 203-804-6001
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Nick Leone
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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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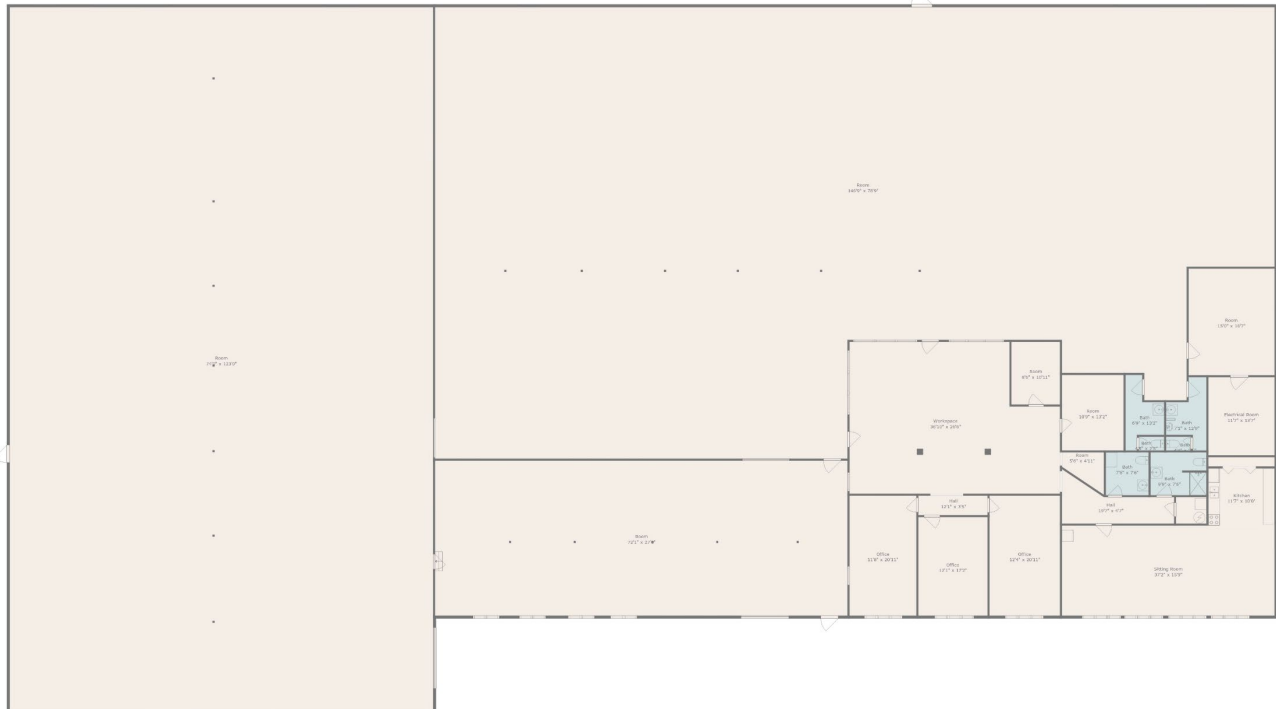
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BUILDING INFORMATION

GROSS BLDG AREA: 26,200± SF

AVAILABLE AREA: 3,535± SF - 26,200± SF

OF FLOORS: 1

LOADING DOCKS: 1 – More can be added

DRIVE-IN DOORS: 2 – More can be added

CLEAR HEIGHT: 13-16 Feet

CONSTRUCTION: Wood Frame, Masonry

ROOF TYPE: Architectural Shingles

YEAR BUILT: 1984

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial AC

HEAT: Gas, Forced Hot Air

POWER: 400amp, 3-Phase, 120/208V

SPRINKLERED: Yes, Wet

SITE INFORMATION

SITE AREA: 1.61 Acres

ZONING: IG-2

PARKING: Open Parking

SIGNAGE: Building

VISIBILITY/FRONTAGE: Excellent / 200 Feet

HWY ACCESS: I-95

UTILITIES

SEWER/WATER: Public Connected

GAS: Gas, Forced Air

TAXES

ASSESSMENT: \$1,083,400

MILL RATE: 22.16 (2026)

TAXES: \$24,008.14 (thru Jan 2027)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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