



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

4 Pin Oak Drive, Branford, CT 06405

5,000± SF INDUSTRIAL FLEX SPACE

LEASE RATE: \$8.95/SF NNN

HIGHLIGHTS

- 5,000± SF Industrial Flex space
- Inground Commercial-Grade Grease Trap in Place
- 1 Loading Dock
- 16' Ceiling Heights
- Near Route 1 / Boston Post Road Amenities
- 10 Minutes to New Haven
- Direct Access to I-95, Exit 56

Will Braun,



Cell: 203-804-6001

wbraun@orlcommercial.com

Nick Leone

Cell: 203-903-6709

nleone@orlcommercial.com



WWW.ORLCOMMERCIAL.COM

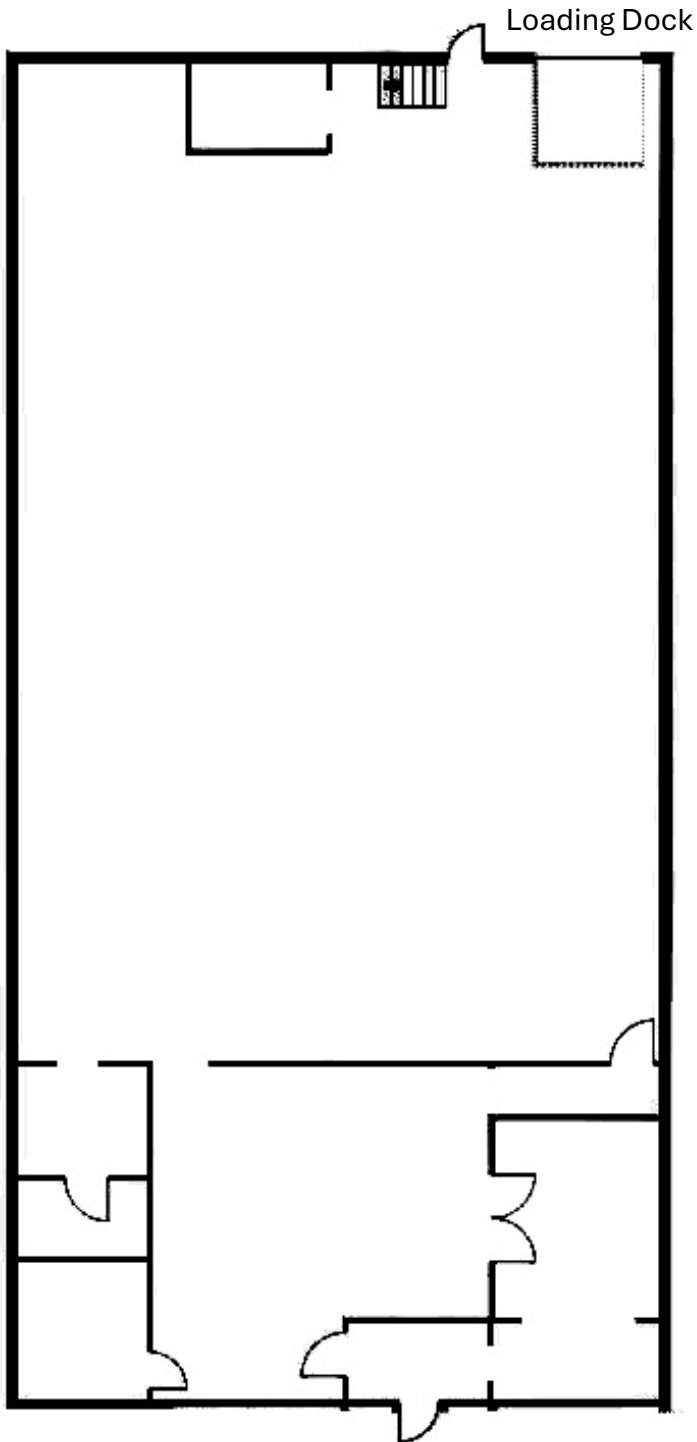


2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

5,000± SF AVAILABLE



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OR & L COMMERCIAL FOR LEASE

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4 Pin Oak Drive, Branford, CT 06405

5,000± SF Industrial Flex Space

BUILDING INFORMATION

GROSS BLDG AREA: 46,329± SF

AVAILABLE AREA: 5,000± SF

WILL SUBDIVIDE TO: 5,000± SF

OF FLOORS: 1

LOADING DOCKS: 1

CLEAR HEIGHT: 16 Feet

CONSTRUCTION: Steel

ROOF TYPE: T&G / Rubber

YEAR BUILT: 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100%

HEAT: Gas, Forced Air

ELECTRIC/POWER: 1,000 AMP

SITE INFORMATION

SITE AREA: 3.38± SF

ZONING: IG-2

PARKING: Open

FRONTAGE: 633± Feet – Pin Oak Drive &

245± Feet – East Industrial

HWY ACCESS: I-95

UTILITIES

SEWER/WATER: Public Connected

GAS: Gas, Forced Air

TAXES

ASSESSMENT: \$2,921,300

MILL RATE: 21.40

TAXES: \$62,515.82

EXPENSES

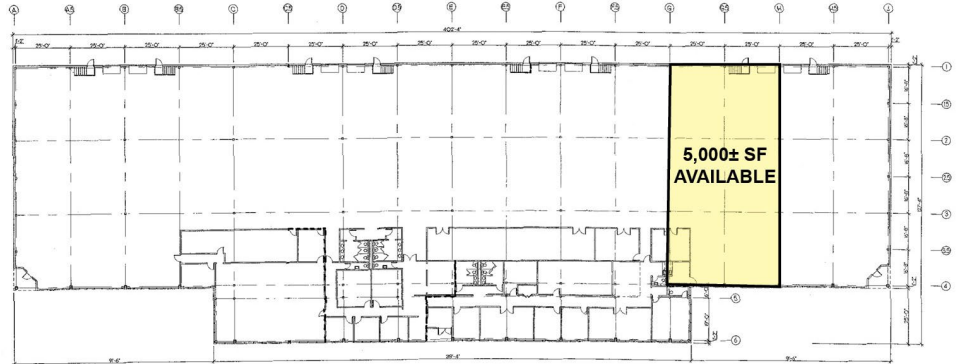
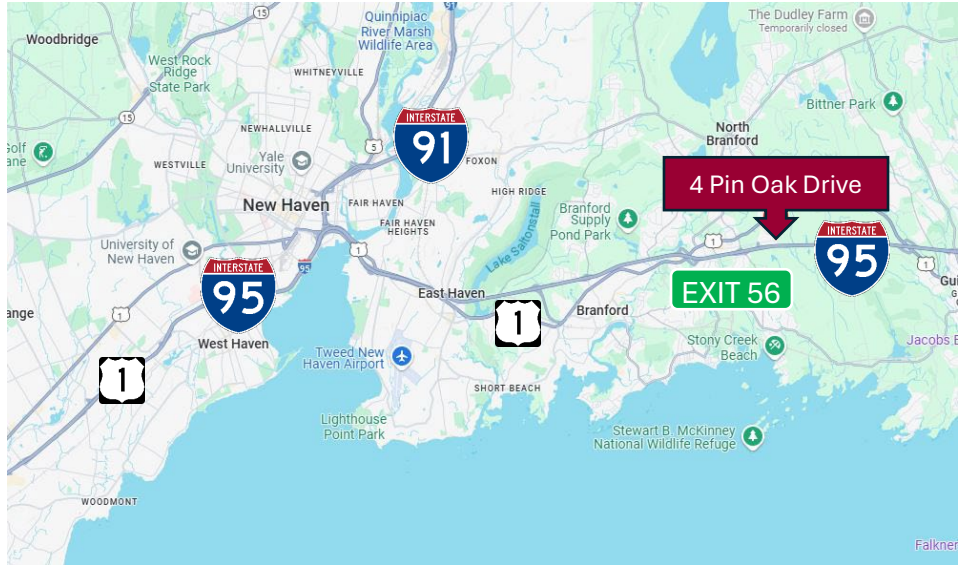
RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord



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