



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

16 COMMERCIAL STREET, BRANFORD, CT 06405

20,143± SF FLEX / INDUSTRIAL / BIOTECH SPACE ON 1.45± ACRES

LEASE RATE: \$17.50/SF NNN

HIGHLIGHTS

- Full Building Availability – 20,143± SF
- Divisible to 10,000± SF
- 1 Loading Dock
- Clean Room / Negative Pressure
- Iso-7 (30) Airchanges per hour
- (2) Walkin Refrigerator / Freezers
- (2) Diesel Generators
- Convenient Access to I-95
- Close Proximity to Yale University, New Haven Hospitals (YNHH) & Tweed Airport



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

BUILDING INFORMATION

GROSS BLDG AREA: 20,143± SF
AVAILABLE AREA: 20,143± SF
WILL SUBDIVIDE TO: 10,000± SF
OFFICE AREA: 8,000± SF
CLEAN ROOM: 1,000± SF
OF FLOORS: 1
LOADING DOCKS: 1 (8X10) with Leveler
CLEAR HEIGHT: 14 Feet
CONSTRUCTION: Masonry
ROOF TYPE: Membrane
YEAR BUILT: 1977 / 2013 / 2016

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Air
SPRINKLERED: Yes, 100% Wet
ELECTRIC/POWER: (1) 1200amp, (1) 800amp, 3ph
GENERATOR: (2) Backup Diesel Generators

SITE INFORMATION

SITE AREA: 1.45± Acres
ZONING: IG-2
PARKING: Open, 46 Spaces
SIGNAGE: Monument
VISIBILITY: Excellent
FRONTAGE: 200.15 Feet
HWY ACCESS: I-95

UTILITIES

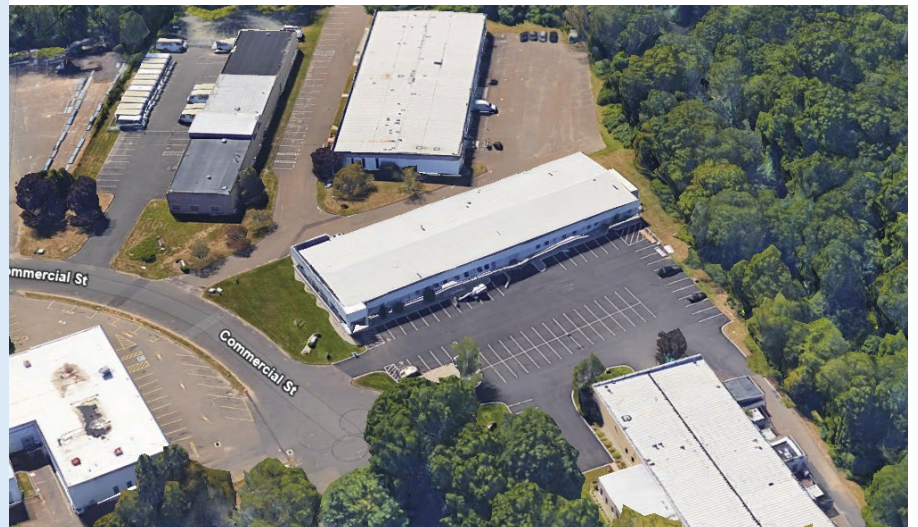
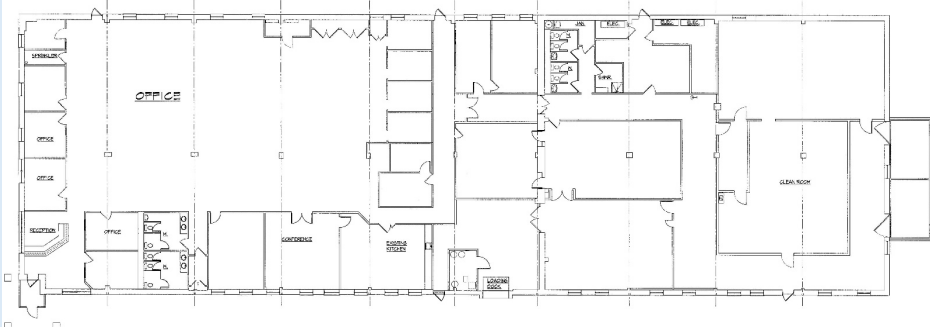
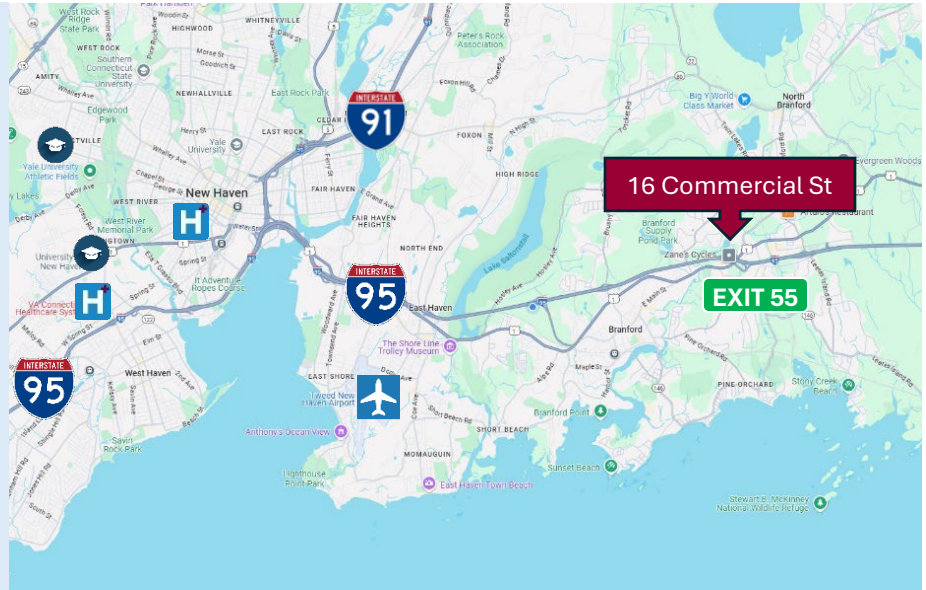
SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$1,566,000 (new 2025)
MILL RATE: 21.40
TAXES: \$33,512.40 (thru Jan 2026)

EXPENSES

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



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