



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

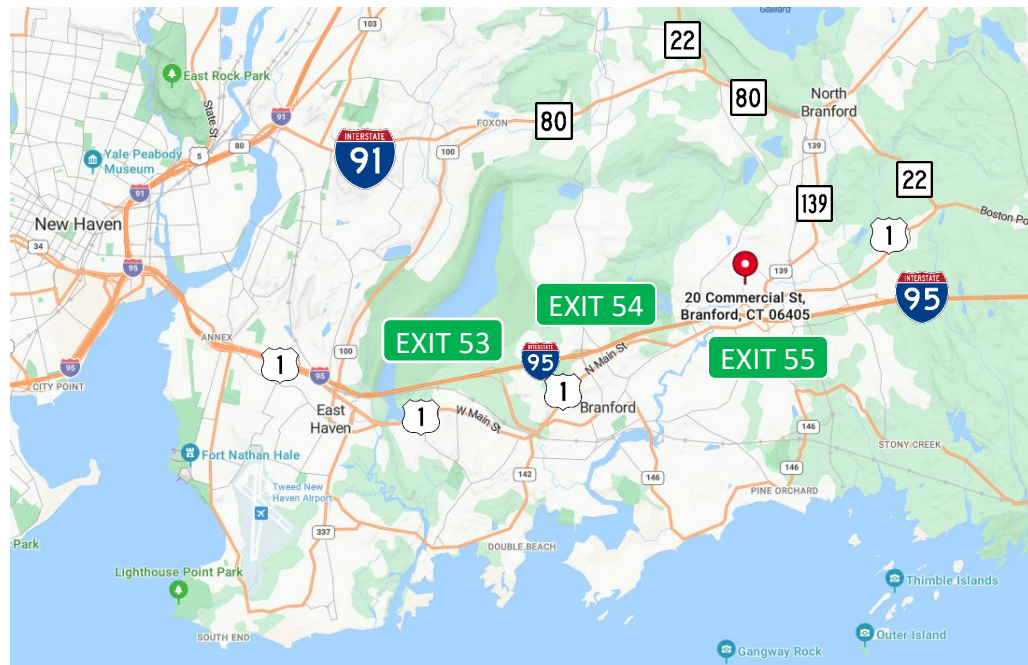
20 Commercial Street, Branford, CT 06405

8,000 - 16,277± SF Flex / Office / Industrial / Lab Building on 2.73 Acres

LEASE RATE: \$10/SF NNN

HIGHLIGHTS

- Flexible Zoning (Industrial, Office, Medical or Lab Uses)
- Corporate Identity
- Well-Maintained Grounds
- Full-Building Standby Backup Generator
- Heavy-Power (1,200A, 120/208V, 3-Phase)
- Appealing Build-Out Packages Available



Will Braun,  **SIO** 
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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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CAN SUBDIVIDE TO 8,000± SF



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BUILDING INFORMATION

GROSS BLDG AREA: 16,277± SF

AVAILABLE AREA: 8,000± SF - 16,277± SF

WILL SUBDIVIDE TO: TBD (per tenant's requirements)

OF FLOORS: 1

LOADING DOCKS: 1 Dock Door Existing (8'x10')

**Can install more where permitted*

DRIVE-IN DOORS: 1 Drive-in Door Existing (8'x10')

**Can install more where permitted*

CLEAR HEIGHT: 14'

COLUMN SPACING: 30' x 40'

CONSTRUCTION: Masonry/Stucco

ROOF TYPE: Rubber, T&G

YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Forced Hot Air

ELECTRIC: 1,200A, 120/208V, 3Phase

GENERATOR: 125kW Cummins diesel commercial-grade standby generator (full-building)

SITE INFORMATION

SITE AREA: 2.73 AC

ZONING: IG-2 (General Industrial)

PARKING: 45 Spaces, 2.76/1000

SIGNAGE: Pylon, On-Building

HWY ACCESS: I-95 Exit 55

UTILITIES

SEWER/WATER: Public

GAS: Yes, SCG

TAXES

ASSESSMENT: \$947,900

MILL RATE: 22.16 (2026)

TAXES: \$21,005.46 (\$1.29/SF)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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