



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

21 Thompson Road, Branford, CT 06405 (aka 21 Flax Mill Rd per town records)
12,000± SF INDUSTRIAL / FLEX BUILDING ON 1.61 ACRES

LEASE RATE: \$10/SF NNN

HIGHLIGHTS

- 4,000± SF Flex Space for Lease
- Clean & Affordable Built-out Office Space
- Central Air-Conditioning
- Efficient Site Circulation
- Ideal for Numerous Uses
- 2 Docks, 2 Drive-in Doors
- 800amp, 3 Phase
- Excellent Proximity to I-95 & Route 1

CONTACT

Will Braun,  
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Nick Leone
 Cell: 203-903-6709
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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

OR & L COMMERCIAL **FOR LEASE**

LEASE RATE: \$10/SF NNN
21 Thompson Road, Branford, CT 06405
4,000± SF FLEX SPACE AVAILABLE



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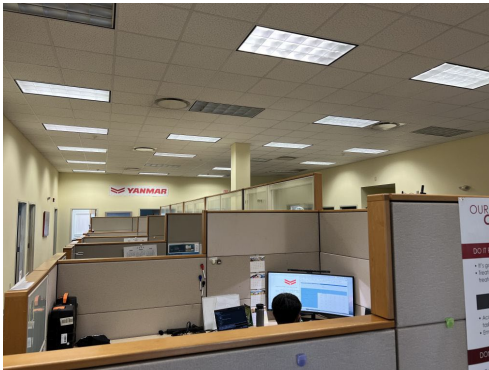
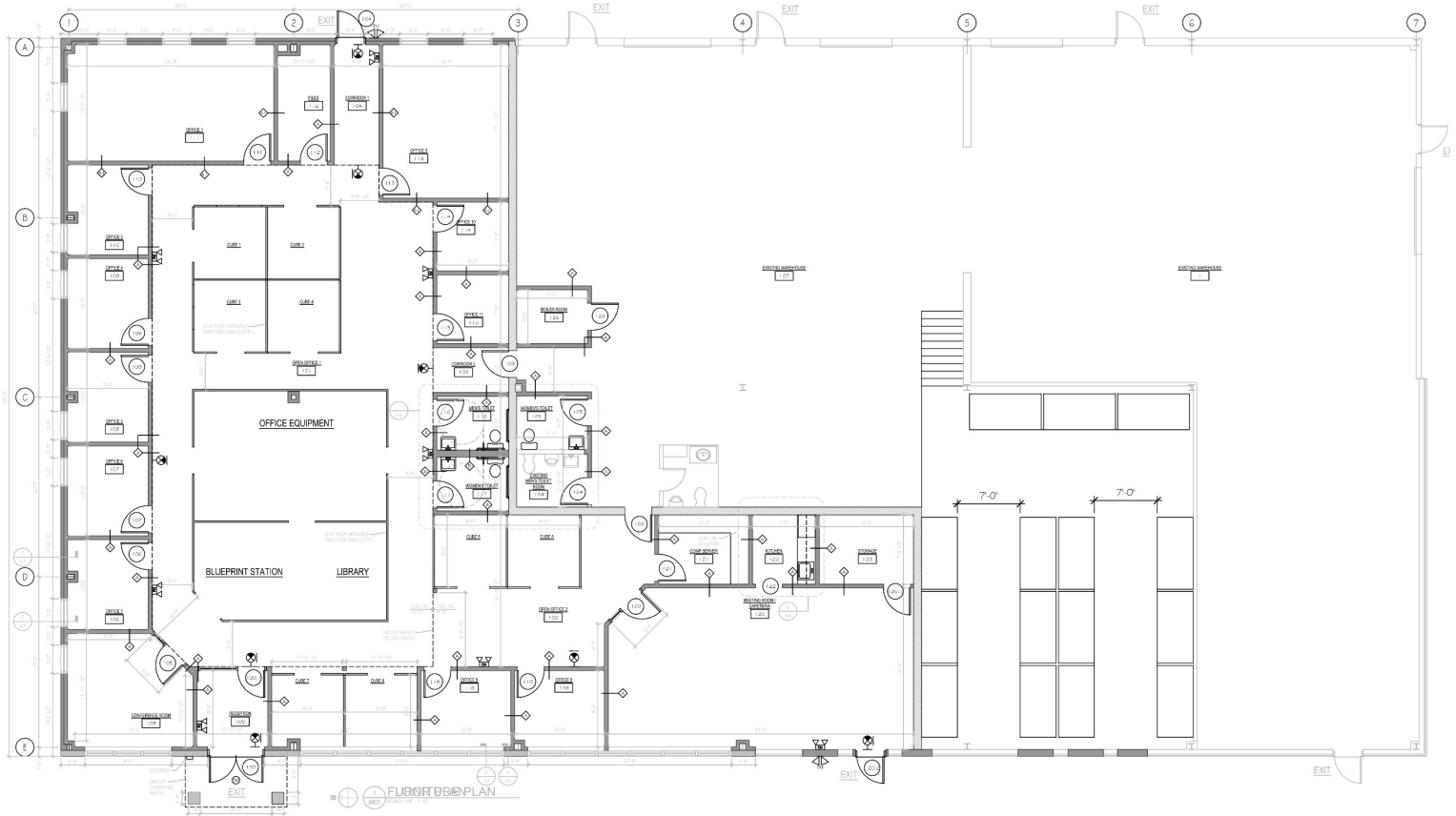
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BUILDING INFORMATION

GROSS BLDG AREA: 12,000± SF
AVAILABLE AREA: 4,000± SF
OF FLOORS: 1
LOADING DOCKS: 2
DRIVE-IN DOORS: 2
CLEAR HEIGHT: Approx. 15'
CONSTRUCTION: Steel
ROOF TYPE: Gable
YEAR BUILT: 1984

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central A/C - Office
HEAT: Gas, Forced Air
ELECTRIC/POWER: 800amps, 3 Phase

SITE INFORMATION

SITE AREA: 1.61± Acres
ZONING: IG-2
PARKING: Open, 43± Spaces
SIGNAGE: Building, Monument
HWY ACCESS: I-95, Less than 1 Mile from Exit 55

UTILITIES

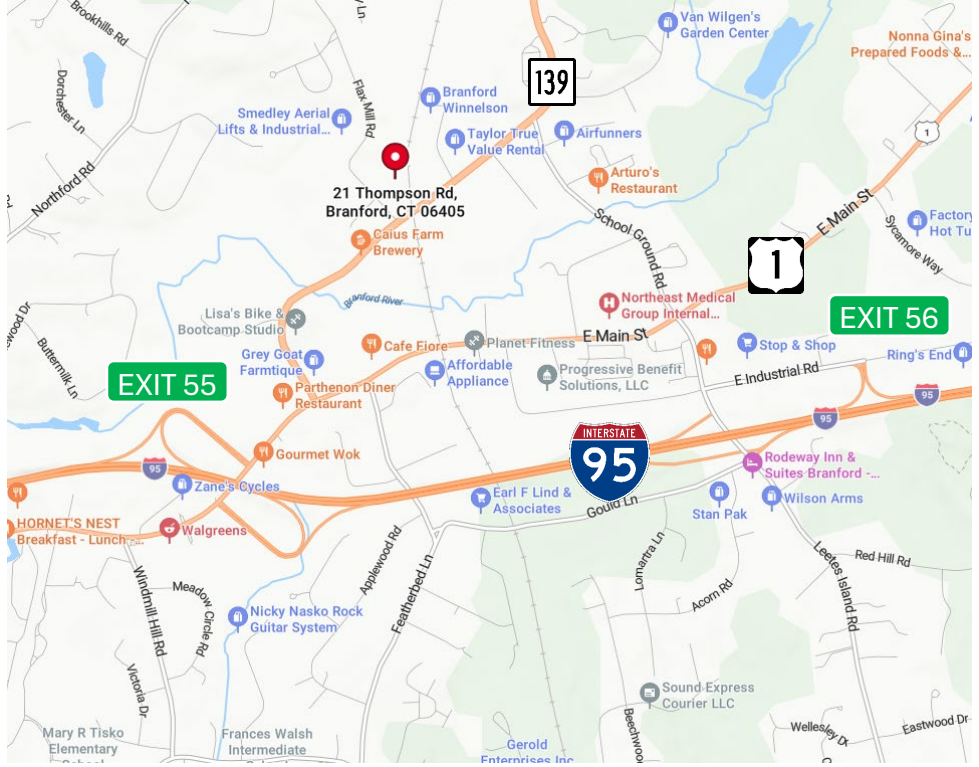
SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$668,400
MILL RATE: 21.4
TAXES: \$14,303.76 (thru Jan 2026)

EXPENSES

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



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