



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

NORTHEAST TECHNOLOGY CENTER: 35 Northeast Industrial Rd, Branford, CT 06405

MIX OF OFFICE, FLEX & CHEMISTRY / BIOLOGY LAB SPACE AVAILABLE

*400± SF up to 45,000± SF (Single Room Incubator Lab Spaces Available)*

## HIGHLIGHTS

- Chemistry / Bio Lab Space Built-out with Wet Labs
- Single Incubator Labs Outfitted with Equipment
- High-End Office & Industrial Space
- Fume Hoods & Biosafety, Laminar Flow Hoods Available
- **Generous Tenant Improvement Allowances**
- 12 Minutes to New Haven
- Immediate Access to I-95 (Exit 56). Easily Accessible
- Loading Dock & Platform
- EV Charging Stations
- Ample Parking
- Full Building Backup Power

Will Braun,    
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Nick Leone  
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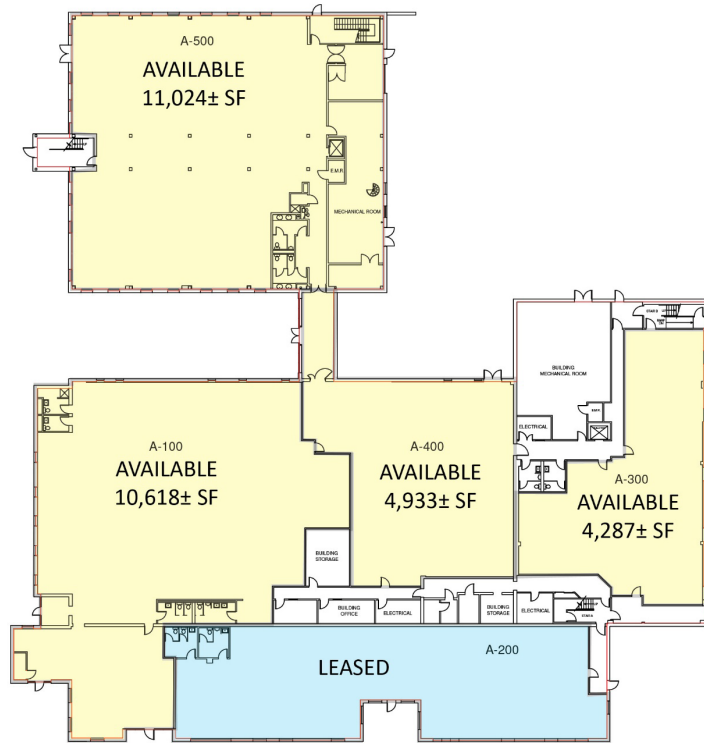
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📞 (203) 315-4046  
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882

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

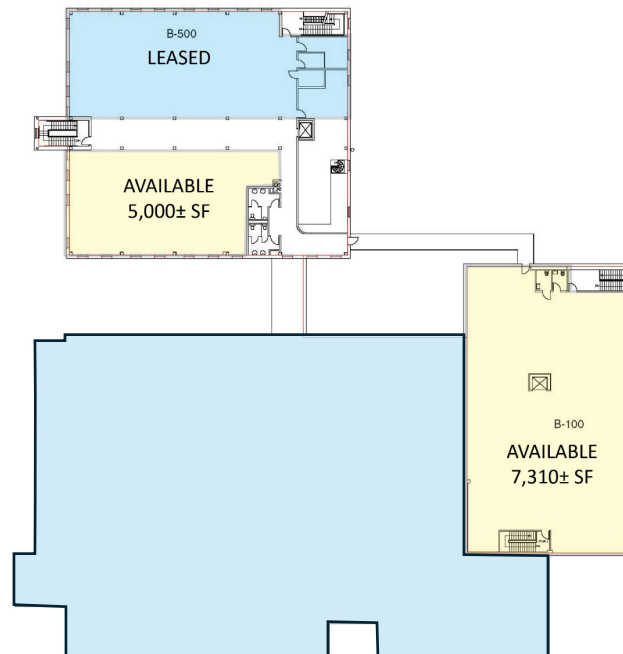
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**GROUND FLOOR**



**2ND FLOOR**

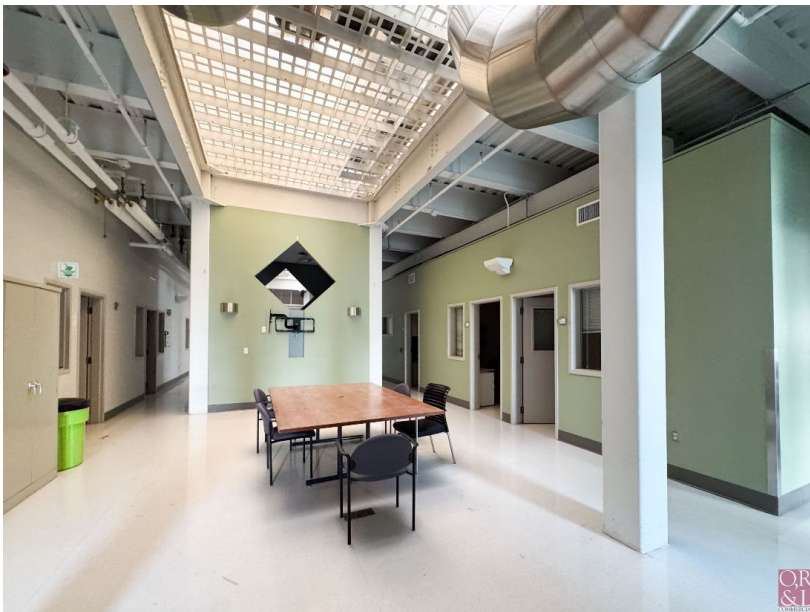


**LEASE RATE: Price Upon Request**

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# OR & L COMMERCIAL FOR LEASE

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**400± SF up to 45,000± SF Available**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 97,501± SF  
**AVAILABLE AREA:** 400± SF - 45,000± SF  
**WILL SUBDIVIDE TO:** 400± SF  
**# OF FLOORS:** 2  
**LOADING DOCKS:** 1  
**DRIVE-IN DOORS:** 1 (More Possible)  
**CONSTRUCTION:** Masonry & Steel  
**ROOF TYPE:** EPDM Rubber Membrane  
**YEAR BUILT:** 1997

## MECHANICAL EQUIPMENT

**HVAC:** Central Air with Redundancy  
**SPRINKLERED:** 100% Wet  
**ELECTRIC/POWER:** 4,000amps  
**ELEVATORS:** 2 Elevators  
**GENERATOR:** 340 KVA

## SITE INFORMATION

**SITE AREA:** 3.29± Acres  
**ZONING:** IG-2  
**PARKING:** 3.87/1000 (150 Spaces)  
**SIGNAGE:** Building / Directory / Monument  
**HWY ACCESS:** I-95, Exits 55 & 56

## UTILITIES

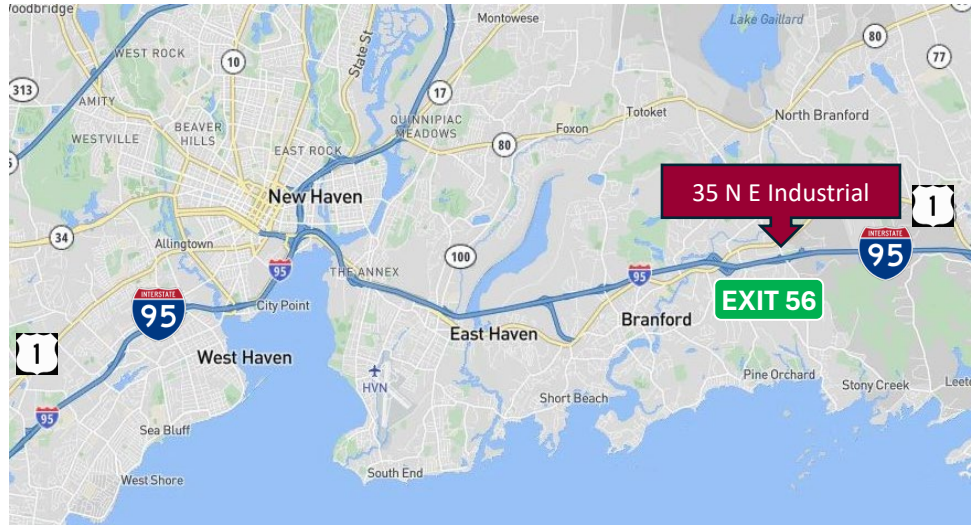
**SEWER:** Public Connected  
**WATER:** Public Connected  
**GAS:** Yes

## TAXES

**ASSESSMENT:** \$4,800,900 (2025)  
**MILL RATE:** 21.40  
**TAXES:** \$102,739.26 (2025)

## EXPENSES

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



## CONTACT

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