



*Ranked in Top 50
Commercial Firms in U.S.*



FOR SALE

13 Sycamore Way, Branford, CT 06405

19,824± SF INDUSTRIAL / BIOTECH SPACE | NEW CONSTRUCTION

SALE PRICE: \$4,500,000

HIGHLIGHTS

- New Construction – 19,824± SF Building
- Built to Suit / Biotech – Custom Fitout Available
- 15-30' Clear Heights
- Laboratory Area % TBD
- HVAC up to 8 Air Changes per Hr
- Office Area % TBD
- Back-up Generator / Wet Sprinklered
- 800amps, 277/480v – High Efficient Energy Mgmt
- Outdoor Seating Area & 52 Parking Spaces
- Directly off I-95



CONTACT

Will Braun,



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J. Richard Lee

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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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Potential Floor Plan – Office/Lab% To Be Determined



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19,824± SF INDUSTRIAL / BIOTECH BUILDING

BUILDING INFORMATION

GROSS BLDG AREA: 19,824± SF

AVAILABLE AREA: 19,824± SF

SPACE BREAKDOWN: Office/Lab % TBD

OF FLOORS: 1

DRIVE-IN DOORS: 1 Overhead Door

CEILING HEIGHT: 15-30 Feet

CONSTRUCTION: Steel, Masonry

ROOF TYPE: Metal

YEAR BUILT: 2023-2024, + Built to Suit

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Forced Air

SPRINKLERED: 100% Wet

ELECTRIC/POWER: 800amps, 277/480v, 3 Ph

GENERATOR: Generac Back-up Generator,
Transformers 277/480

SITE INFORMATION

SITE AREA: 1.52± Acres

ZONING: IG-2

PARKING: 52 Parking Spaces

HWY ACCESS: Directly off I-95

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

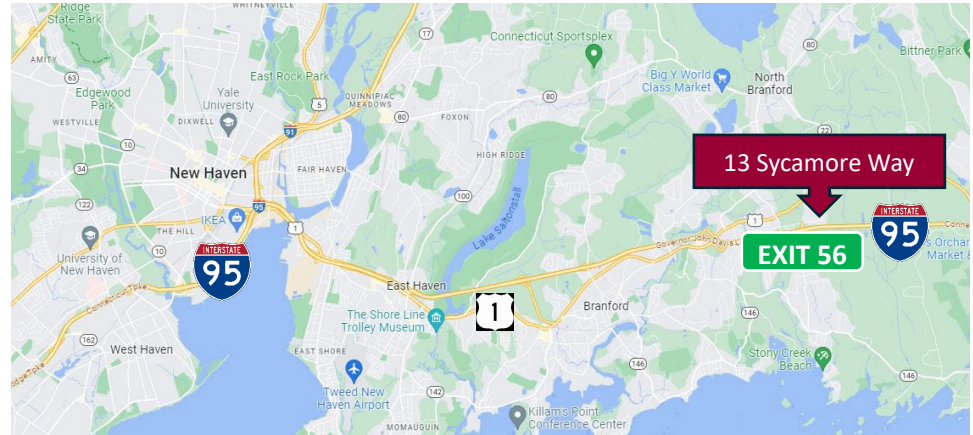
TAXES

ASSESSMENT: \$1,324,800

MILL RATE: 22.16

TAXES: \$29,357.58 (thru Jan 2027)

DIRECTIONS: Exit 56 to East Industrial Rd to Pin Oak
Drive to Sycamore Way



New Construction - Built to Suit - Biotech space for Sale or Lease. High quality office and laboratory facility offering custom design and finishes for prospective tenant. Total area consists of approximately 10,000-12,000± SF of lab space and 8,000-10,000± SF of Office space. The lab area is suitable for any design: clean rooms, fume hoods, vivarium or custom facilities requiring high ceilings, Epoxy flooring, multiple rooms, zoned HVAC, epoxy counters & metal cabinetry, compressed air, tank storage, waste areas & more. The office area: attractive lobby, executive offices, private offices, open areas & conference rooms. Outdoor seating onsite in privately landscaped grounds.



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