

# Lt. Industrial/Warehouse Facility for Sale/Lease

16 Business Park Drive, Branford, CT



**29,547 SF Available - 25K Warehouse/Processing; 4K SF Office**

## Building Specifications

- Building Size:** 29,547 square feet
- Type space:** Lt. Industrial/Warehouse Space
- Occupancy:** Available July/August 2010
- Available:** 29,547 square feet
- Features:**
- Branford Business Park Location
  - Direct access to I-95 and RT 1
  - Well appointed office & lounge areas
  - 2 docks with levelers
  - 1 DIOHD
  - 13' - 18' ceiling heights
  - Ample power
  - Parking for 44 cars

**Zone Uses:** IG-2 (Multi-Use Zone)

**Rental Rate:** \$ 7.00/SF NNN

**Sale Price:** \$1,650,000



**Location:** I-95 N to exit 56. Left to traffic light, then left onto Business Park Drive. Building is on right at bend in road. *Gravy Master sign.*

For additional information contact:

**Richard S. Guralnick, CCIM**

**203.281.9320**

**rguralnick@hpearce.com**

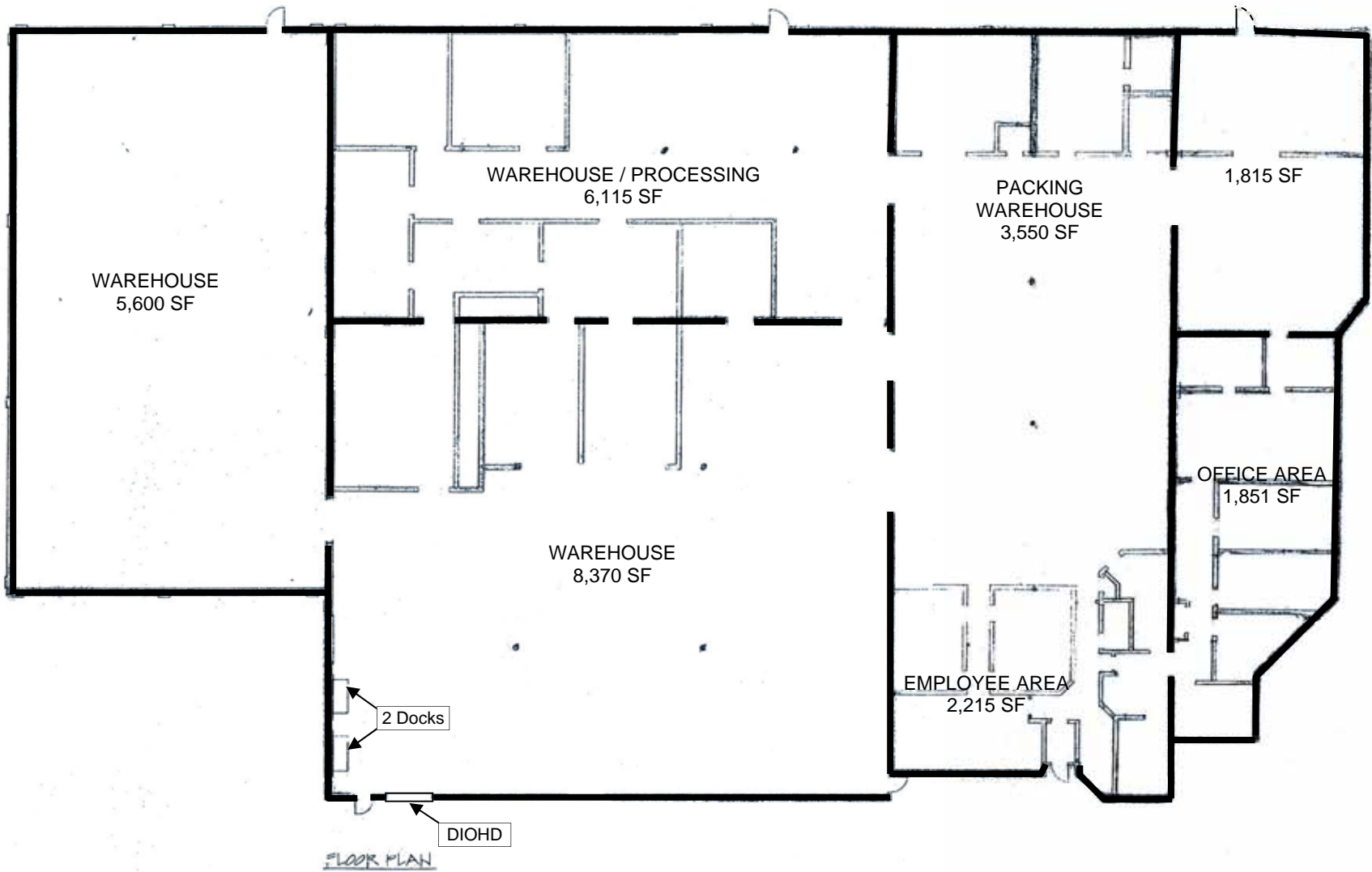
Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

393 State Street, North Haven, CT 06473 • 203-281-3400  
1845 Silas Deane Highway, Rocky Hill, CT 06067 • 860-721-8100

[www.HPearceCommercial.com](http://www.HPearceCommercial.com)



**pearce**  
commercial



16 BUSINESS PARK DR.  
BRANFORD, CT

