

Office/Medical and/or Flex/Warehouse for Lease

33 Business Park Drive, Branford, CT

H. Pearce Commercial Real Estate is pleased to offer **12,000 SF** - Office/ Medical and/or Light Industrial/ Warehouse space in **Branford Business Park**. This ideal location between US Rte. 1 and I-95 Exit 56 is just minutes to the New Haven I-91 Interchange.



12,000 SF (Divisible)
4,650 SF Office & 7,350 SF Lt. Industrial/Warehouse

Building Specifications

- Building Size:** 60,000 square feet
- Type space:** Office/Medical and/or Flex/Warehouse Space
- Occupancy:** Immediate
- Available:** 12,000 square feet
- Features:**
- Direct highway access I-95
 - 1 dock / 1 drive-in door
 - Full A/C throughout
 - City water/sewer, gas/electric
 - Ample parking
- Zone Uses:** IG-2 (Multi-Use Zone)



Location: Exit 56 off I-95

Rental Rate: **Flex/Warehouse: \$ 7.00/SF NNN**
Office/Medical: \$10.00/SF NNN

*****See reverse for space layouts*****

For additional information contact:

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

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