



pearce
commercial

HPearceCommercial.com



Light Industrial/Warehouse and/or Office/Flex for Lease

33 Business Park Drive Branford, CT

Specifications:

Available	Units: 6,000 SF, 7,560 SF up to 25,000 SF
Occupancy	Immediate
Features	<ul style="list-style-type: none"> - Direct Highway Access I-95 - Multiple Docks and DIOHDs - Full A/C - 12,000 SF Unit - A/C in Office Area of 25,000 SF Unit - 480A / 277V, 3 Phase - City Water/Sewer, Gas/Electric
Zoned	IG-2 (Multi-Use Zone)
Offered at	\$ 7.00/SF NNN - Flex/Warehouse \$10.00/SF NNN - Professional Office

See reverse for space layouts

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25,000 SF - DIVISIBLE



12,000 SF - DIVISIBLE

