

# Mfg / Whse / Shop Space for Lease

4 Sycamore Way, Branford, CT

H. Pearce Commercial Real Estate is pleased to offer 17,780 sf of new construction available now to suit your needs. Two buildings house up to 14 units of 1,180 sf each. May combine up to 8 contiguous units to accommodate larger operations. **These units feature 22' ceilings, over head doors, docks, a bath in each unit, and gas heat.** An ideal location very convenient to I-95. Landlord pays taxes, insurance and maintenance.



**17,780 SF Available**

**Interior View**



## Building Specifications

**Building Size:** 17,780 square feet

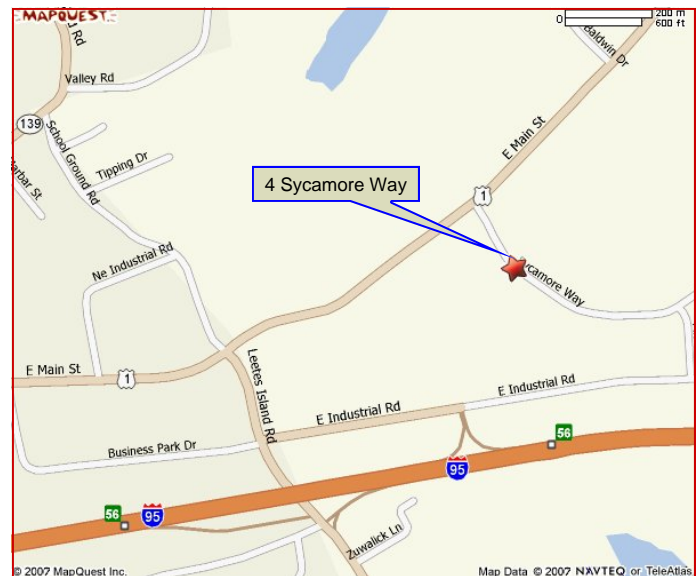
**Availabilities:** 14 units  
**Each Unit:** 1,180 square feet

- Features:**
- Brand new construction
  - Up to 8 units may be combined
  - 22' ceilings
  - Overhead doors/docks
  - Very convenient to I-95
  - Each unit has its own heat and bath

**Occupancy:** Available now

**Zoned:** IG-2

**Lease Price:** \$800/month + utilities



**Location:** I-95 Exit 56. North to Rt. 1 to first right on Sycamore Way. Building on left.

*For additional information contact:*

**Joel Galvin**

**203.281.3400, ext. 321**

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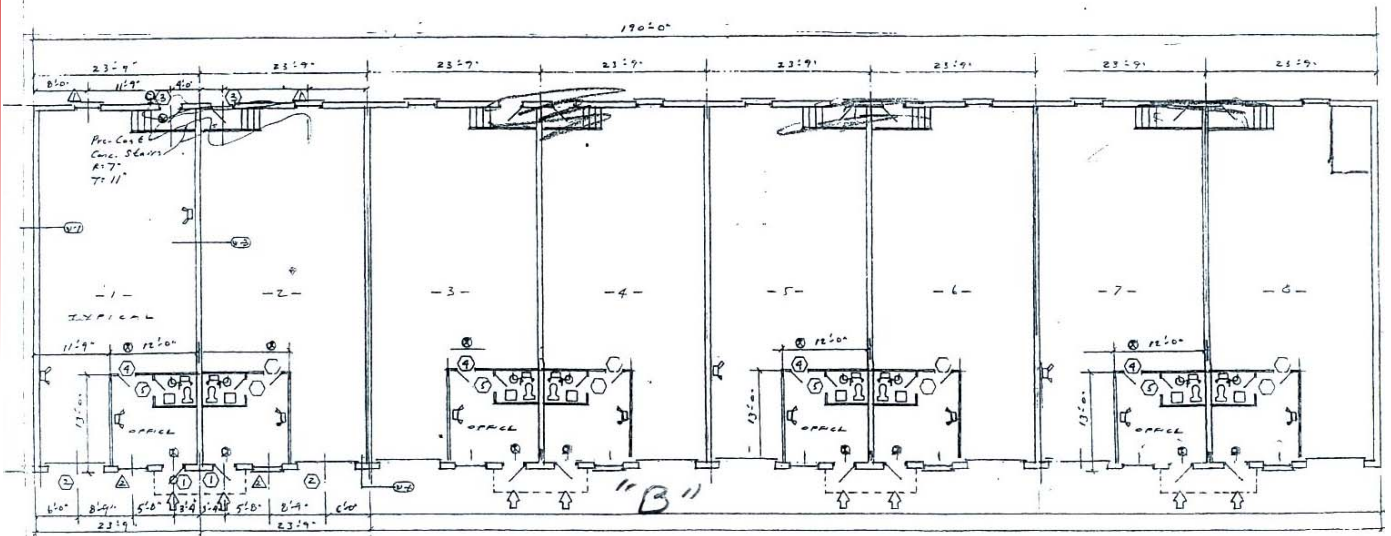
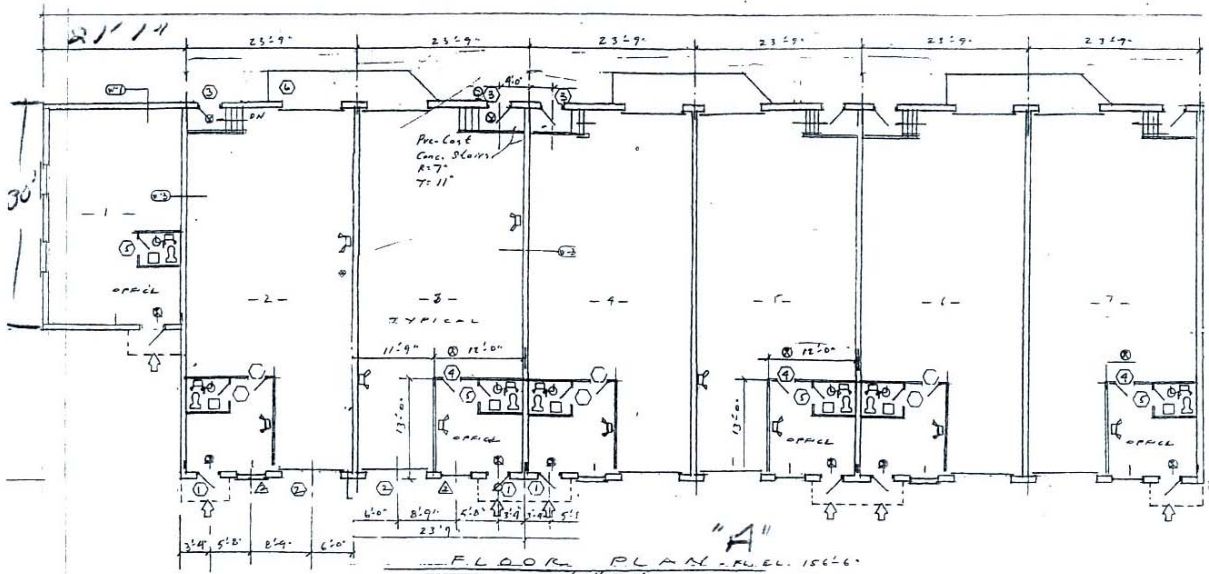
Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

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

www.HPearceCommercial.com



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