

254-260 Branford Road, North Branford, CT 06103



**Property Highlights**

- 100% Net leased
- Multi-year lease
- Industry Leader in Package Labeling
- Minimal LL Responsibilities
- Nicely Maintained Facilities
- 56,085± SF
- 4.42 acres
- 3 dock doors, 1 grade level door
- Many area amenities

For more information contact:

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**Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)**

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**BUILDING INFORMATION**

GROSS BLD. AREA 56,085± SF  
 AVAILABLE AREA 56,085± SF  
 MAX CONTIGUOUS AREA 56,085± SF  
 OCCUPANCY LEVEL 100% - Single Tenant  
 NUMBER OF FLOORS 1  
 CLEAR HEIGHT Up to 20'  
 LOADING DOCKS 3  
 DRIVE-IN DOORS 1  
 CONSTRUCTION Steel /Metal/ Stucco / Masonry  
 ROOF TYPE Metal/Tin  
 YEAR BUILT #260-1978/#254-2005

**MECHANICAL EQUIPMENT**

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas, Forced Hot Air  
 SPRINKLERED Yes, Wet  
 ELECTRIC SERVICE 1-2,500 amps 480/277V  
 1-2,000 amps 480/277V

**TAXES**

ASSESSMENT \$2,185,900  
 MILL RATE 33.58  
 TAXES \$73,402 (\$1.32/SF)\*

\*Paid directly to town by tenant

**COMMENTS** Sentry Commercial and O,R&L Commercial are pleased to present a long term lease investment opportunity at 256-260 Branford Rd. in North Branford, CT. The property is Net leased to Brook & Whittle Limited, the leading **Sustainable Labeling Solutions** provider in North America.

**DIRECTIONS** I-95 to Exit 55 to Route 1 (East Main St) to Route 139 (North Branford Rd), the property is on the left.

**SITE INFORMATION**

SITE AREA 4.42 acres  
 ZONING I-2 Industrial  
 PARKING 116 surface spaces  
 SIGNAGE Monument  
 VISIBILITY Excellent  
 FRONTAGE 371.72'  
 HWY.ACCESS I-95 (2.3 miles)  
 TRAFFIC COUNT 12,000 ADT

**UTILITIES**

SEWER Public Connected  
 WATER Public Connected  
 GAS Connected

**EXPENSES**

RE TAXES  Tenant  Landlord  
 UTILITIES  Tenant  Landlord  
 INSURANCE  Tenant  Landlord  
 MAINTENANCE  Tenant  Landlord  
 JANITORIAL  Tenant  Landlord

**NOI** Call listing Broker

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