

FOR LEASE | 7,080± SF NICELY APPOINTED OFFICE SPACE

LOCATED ON BUSINESS PARK DRIVE JUST OFF ROUTE 1 / BOSTON POST RD



31 Business Park Drive, Branford, CT 06405

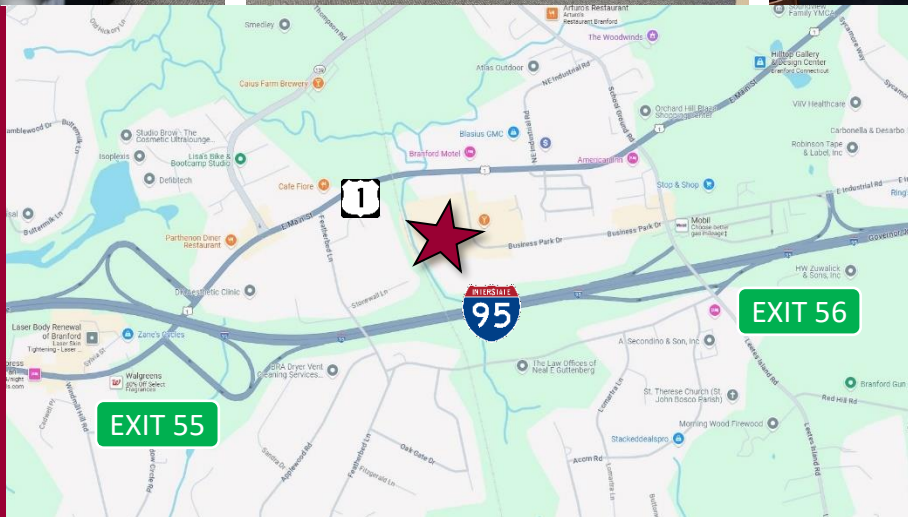
LEASE RATE: \$9.50/SF NNN

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Nicely Appointed Office Space for Lease
- 7,080± SF Available
- Multiple Offices
- Conference Room
- Reception Area
- 1 Drive-in Door
- Great Access to Highways
- Located in Business Park just off Route 1
- Many area amenities

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 54,000± SF
AVAILABLE AREA 7,080± SF
NUMBER OF FLOORS 1
DRIVE-IN DOORS 1
CONSTRUCTION Masonry, Block
ROOF TYPE T&G / Rubber
YEAR BUILT 1986

SITE INFORMATION

SITE AREA 7.69± Acres
ZONING IG-2
PARKING Open
SIGNAGE Pylon & Building
VISIBILITY Excellent
FRONTAGE
HWY ACCESS I-95

MECHANICAL EQUIPMENT

TYPE OF HEAT Gas, Forced Air
SPRINKLERED Yes, Wet

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

EXPENSES

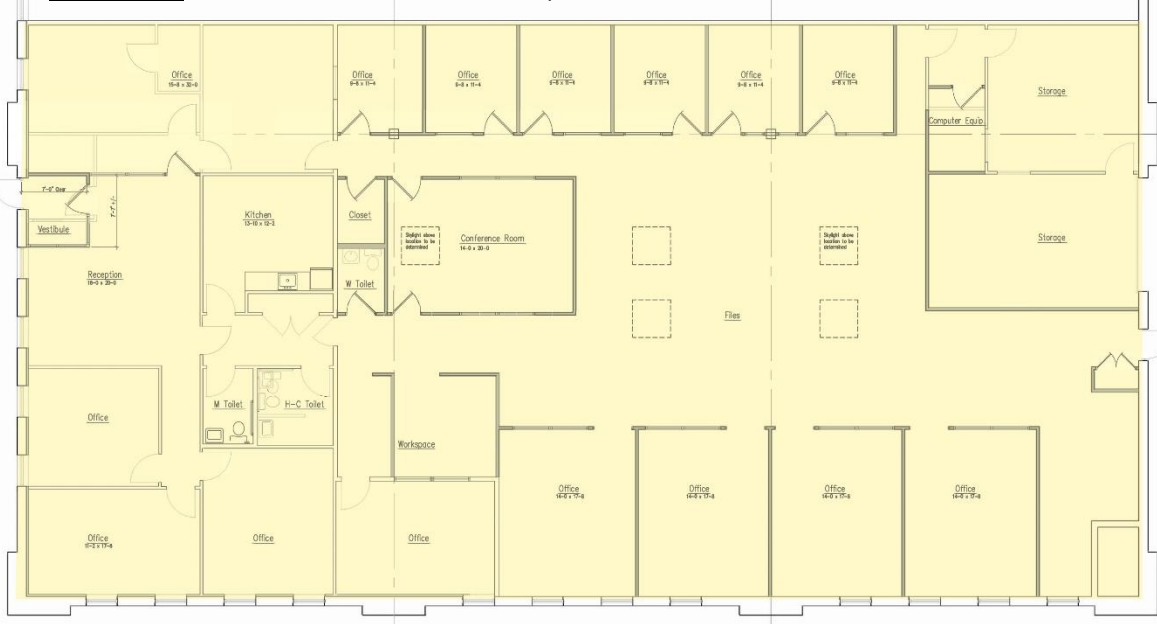
RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

TAXES

ASSESSMENT \$3,721,000 (2024)
MILL RATE 30.48 (2024)
TAXES \$113,416.08
*New assessment / mill rate to be updated July 2025

COMMENTS O,R&L Commercial is pleased to present 7,080±SF of nicely appointed office space for Lease located at 31 Business Park Drive in Branford, CT. The space consists of a reception area, multiple offices, conference room, open office area and breakroom. The property is located in an active industrial park in close proximity to Route 1 and I-95.

DIRECTIONS I-95 to Exit 55 or Exit 56 to US-1 / East Main Street to Business Park Drive



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FIND US ON



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