



#71 WEST MAIN STREET, BRANFORD – UNITS 2, 3, & 6 **\$750.00/MO**
857 SF - 1700 SF RETAIL/OFFICE IN A HIGH VISIBILITY LOCATION **Per Unit**
+ UTILITIES

FOR LEASE: 857 SF of Retail/Office space in a 6,000 SF strip center on busy US-1 in Branford. Over 19,000 cars pass by this location each day. Units 2, 3 & 6 available. Each unit is 857 SF. Landlord pays taxes, CAM & Insurance. Tenant pays trash & utilities. Well-maintained strip center with plenty of parking. Located at the foot of the Branford Hill at the East Haven Town Line with many other shops, restaurants, businesses & services close by. \$750.00/month/Unit + utilities & trash.

Present Use: Vacant

Potential Use: Any office/retail use

Directions: I-95N, Exit 51. Continue on US-1 North 1.5 miles. Property is on the RIGHT. I-95S, Exit 52. LEFT off Exit .2mi to Sanford Street. Follow to US-1 North. Continue .6 miles to #71 on RIGHT.

<u>AVAILABILITY</u>	SF Available: 857		Ceiling Height: 9'	Overhead Doors:	Minimum
	SF Available Office:		Ceiling Height:	Truck Docks:	Subdivide:
<u>BUILDING INFORMATION</u>	Stories:	1		Overhead Doors:	Size:
	First Floor Area:	6,000 SF	Ceiling Height: 9'	Truck Dock(s):	Size:
	Second Floor Area:		Ceiling Height:	Year Built:	2006
	Third Floor Area:		Ceiling Height:	Condition:	Excellent
	Other Floor Areas:		Ceiling Height:	Construction Type:	Wood/Brick
	Office Area:			Roof:	Asphalt Shingle/Gabled
	Total Floor Area:	6,000 SF		Lin. Ft. Clear Span:	
<u>LAND</u>	Lot(s):	1		Frontage:	260
	Area SF:	44,616		Depth:	184
	Acres:	1.1		% Land Coverage:	12
	Parking:	45		% Building Coverage Permitted:	25
	Zoning:	BL		Condition of site:	Level/Dry
	Restrictions/Easements: Subject to other tenants' rights.				
<u>Utilities</u>	<u>Mechanical Equipment</u>		<u>Assessment</u>		<u>Transportation</u>
Water: City	Elevator Size:	N/A	Land:	Bus Service:	Yes
Gas: Yes	Heating:	Gas Hot Air	Building:	Distance:	Street
Volts: 220	Air Conditioning:	Fully	Total:	Turnpike:	I-95
Amps: 100	Sprinkler:	No	Mills:	Exit:	51/52
Phase: III	Other Equipment:		Taxes:		
Sewer: City			A/S:		

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