



BIOTECH SPACE AVAILABLE FOR LEASE

Contact	Richard Michaud michaud@michaudcompany.com 203-789-1355 x11
Location	20 Commercial Street, Branford, Connecticut Within Branford industrial park, other biotech, light industrial and office facilities, directly off I-95 exit 55
Rental	\$20/SF triple net
Square Footage	16,277
Building Total	16,277
Acreage	2.75
Parking Spaces	45
Space Description	High quality office and lab facility with convenient location, attractive landscaping and corporate identity. Total area consists of approximately 8,000 square feet of office, 5,000 square feet of lab space, and 4,000 square feet of clean storage area. Office area includes attractive lobby, executive offices, private offices, open areas, conference room and large conference/lunchroom. Outdoor seating onsite in privately landscaped grounds.
Labs	Attractive and flexible design and finishes (see floor plan). Suitable for any usage, such as medical, biotech, high-tech, clean rooms, vivarium, or custom. Epoxy flooring, multiple rooms, zoned HVAC, epoxy counters and metal cabinetry, safety showers and eyewashes. Compressed air, tank storage and waste storage areas. Existing floor plan can be modified to suit needs of new company
Back-Up Generator	Yes – 125kw Cummins diesel
Security	Keycard, fire and security alarm system
Fume Hoods	Several existing hoods within labs – custom design for prospective tenant
Power	High capacity 1,200amps @ 120/208, 3 phase, plus back-up generator
HVAC	Separate office and lab systems, negative pressure labs, multiple zoning. Capacity to add clean rooms or specialty areas.
Overhead Door	1
Loading Dock	1



