

INDUSTRIAL SPACE FOR LEASE



53 East Industrial Rd., Branford CT 06405

3 Phase electric, 100 amps
Easy access to I-95 (Exit 56)
12' ceiling
One 8' overhead door
Air-conditioned
Handicapped accessible
Industrial Park setting
Zone IG-2 Industrial
Town water/sewer/gas

FOR
LEASE

**800sf @
\$800/mo plus utilities**

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



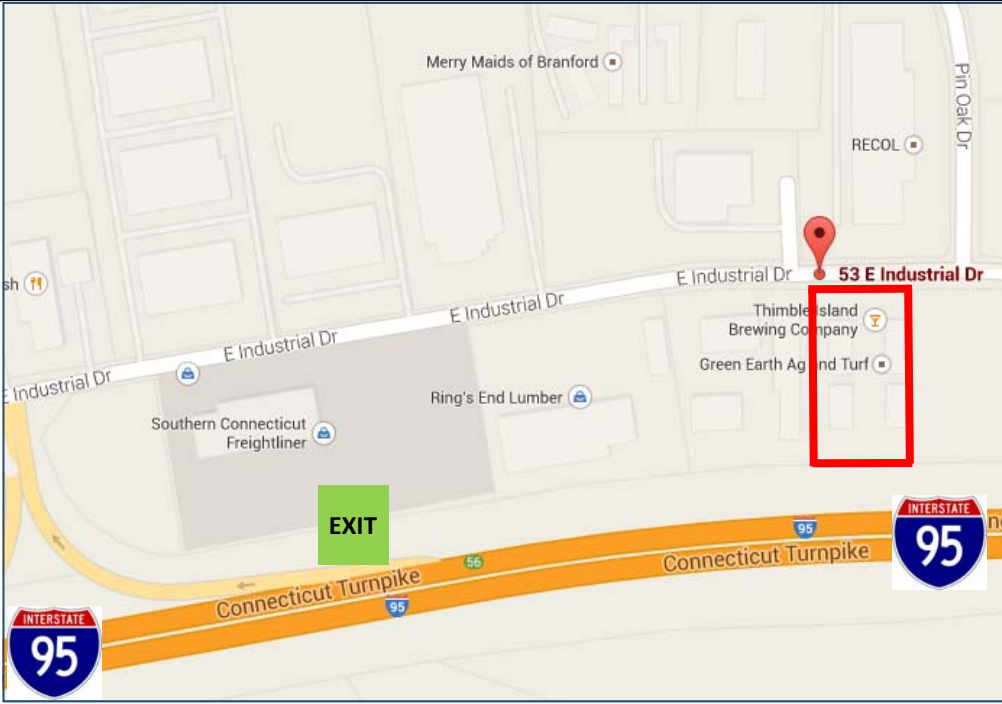
PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's preferred REALTORS

Norm Peck

860-447-9570 x133

npeck@pequotcommercial.com



Nearby...

- Ring's End Lumber
- Southern CT Freightliner
- CAS Medical Systems
- CT Shellfish Co.
- America's Best Value Inn
- Stop n' Shop



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	17,413	49,019	268,242
Total Households	7,399	21,636	110,100
Household Income \$0—\$30,000	10.63%	13.00%	23.26%
\$30,001-\$60,000	16.40%	19.29%	22.04%
\$60,001-\$100,000	23.40%	24.31%	21.09%
\$100,001+	49.56%	43.40%	33.61%