

# FOR LEASE Industrial



**53 East Industrial Rd., Branford CT 06405**

**FOR LEASE**

\$800/mo  
plus utilities

- ◆ 800 sf with 12' ceiling
- ◆ Industrial Park setting
- ◆ One 8' overhead door
- ◆ Handicapped accessible
- ◆ Air Conditioned
- ◆ Public Water/Sewer/Natural gas
- ◆ Zone IG-2 Industrial
- ◆ 3 Phase electric; 100 amps
- ◆ Easy access to I-95 (Exit 56)

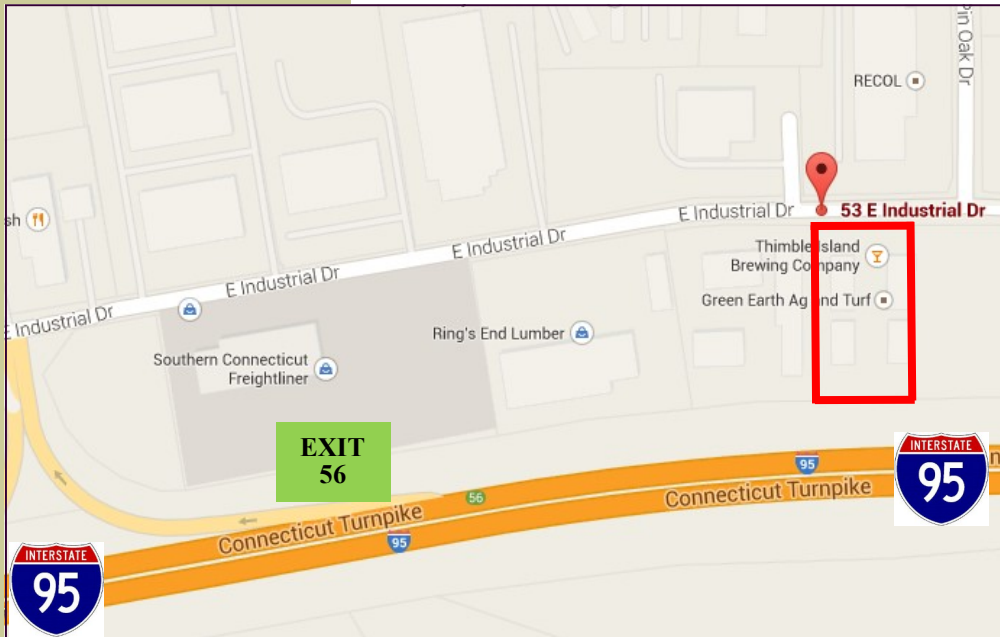
**Norm Peck**

**PEQUOT COMMERCIAL**

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## 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 |
|--------------------------------------|--------|--------|---------|
| <b>Total Population</b>              | 17,236 | 48,602 | 267,297 |
| <b>Total Households</b>              | 7,453  | 21,819 | 111,658 |
| <b>Household Income \$0—\$30,000</b> | 10.83% | 12.70% | 22.04%  |
| <b>\$30,001-\$60,000</b>             | 16.24% | 19.85% | 22.87%  |
| <b>\$60,001-\$100,000</b>            | 25.26% | 24.75% | 22.67%  |
| <b>\$100,001+</b>                    | 47.67% | 42.69% | 32.43%  |