

**FOR LEASE**

**14,694 SF INDUSTRIAL BUILDING**

**SET ON 3.84 ACRES WITH OUTDOOR STORAGE**



**Rare Opportunity for Outside Secured Material or Vehicle Storage**

**1/2 MILE TO I-95**

**WELL LOCATED**

**14,694 SF INDUSTRIAL BUILDING**

**LEASE RATE \$10.75 SF NNN**

**114 School Ground Road  
Branford, Connecticut**

**Stephen Press, SIOR**

**203.288.1900 x123**

**spress@presscuzzo.com**

**Tony Poccia, Advisor**

**203.288.1900 x135**

**tpoccia@presscuzzo.com**

Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518

[www.presscuzzo.com](http://www.presscuzzo.com)

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.



## INDUSTRIAL BUILDING FOR LEASE WITH OUTSIDE STORAGE

### PROPERTY HIGHLIGHTS

- Large secured lot provides for outside material or vehicle storage
- Ceiling Height 18'
- Drive-In Doors 10
- Heat—Gas/Hot Air + Unit Heaters
- Electric Service—400 Amps, 3 Phase

### PROPERTY SUMMARY

- Year built: 1980
- Lot Size: 3.84 Acres
- Zone IG-2
- 14,694 SF Industrial Building
- Convenient access to I-95 exit 56
- Lease Rate \$10.75 SF NNN

### 4 Drive-Thru Bays with Truck Height Doors



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# COMMERCIAL ADVISOR

**INDUSTRIAL BUILDING  
FOR LEASE  
WITH OUTSIDE  
STORAGE**



Stephen Press, SIOR  
Principal  
spress@presscuozzo.com  
203.288.1900 x123 Office  
203.530.5558 Mobile

Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of

numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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## **Tony Poccia, Advisor**

tpoccia@presscuozzo.com

203.288.1900 x135 Office

203-619-4699 Mobile

Tony brings to Press/Cuozzo Realtors more than 25 years of professional sales and consulting experience to assist his clients in reaching their goals. Tony entered the commercial real estate field after having successful careers in the mechanical contracting business, telecommunications business, and in health care. Having broad knowledge in different industries has helped Tony develop creative problem solving strategies for his clients.

He holds an undergraduate degree in education from Southern Connecticut State University and a master's degree in health care administration from Long Island University. Tony lives in Guilford with his wife, Toby, who is a special education teacher. They have three adult children.

Tony is a member of the New Haven Middlesex Association of Realtors, Commercial Investment Division (CID), and serves on its Board of Directors. He serves the following community organizations: ACES – Business Advisory Council, New Haven Manufacturers' Association, Greater New Haven Chamber of Commerce – Economic Development Committee, and Family Centered Services of CT (Board of Directors).



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