

FOR SALE — BRANFORD WAREHOUSE, DISTRIBUTION, STORAGE 4-6 INDIAN NECK AVENUE



OFFERED AT \$900,000



- Free-standing, single story 10,520 SF building on 1.24 acre
- 800 SF office, break room
- One loading dock, one drive-in door
- 14-foot clear ceiling height
- 20 +/- parking spaces
- Possible uses: Industrial, Warehouse, Distribution, Storage, Hotel (Approvals in place)
- Excellent location; within short walking distance of Shoreline East train station, easy access to I-95
- Across the street from Stony Creek Brewery



CHRIS NOLAN
Sr. Commercial Associate
203.281.9312
203.809.3247
cnolan@hpearce.com



CARL RUSSELL
Senior Commercial Broker
CCIM, SIOR
203.640.1412
203.783.9999 x102
crussell@hpearce.com

