



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

**USED CAR LOT (100 LINED SPACES)
FOR LEASE**

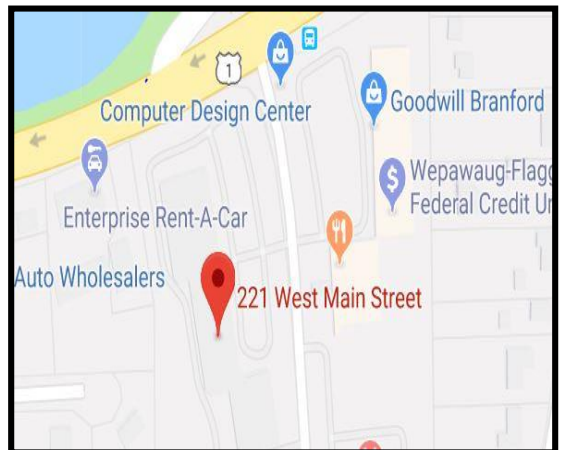
INDOOR SHOWROOM or SERVICE AREA

221 W. Main St (Rte 1), Branford, CT 06405



**Lease: \$12 / SF NNN
For Indoor Space + Outdoor Parking**

6,000 SF SERVICE AREA
(Additional Interior Space Available)
100 Car Parking for Used Car Dealer
Possible Indoor Showroom
Previous tenant had Mechanic's License
***Undergoing Complete Renovation –
New Roof, Landscaping, Parking Lot,
Paint, Sidewalk***



- End Unit Available
- Looking for Used Car Dealers who want to expand & store their cars
- Great 100 Car Outdoor Parking
- Perfect Indoor Showroom
- Signalized Route 1 Location
- Formerly Porter & Chester

Real Living Wareck D'Ostilio

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Property Information

Total Building SF	35,000
Available SF	6,000 +/-
Year Built	1987
Ceiling Height	16 +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Wet & Dry
Loading Dock	N/A
Overhead Door	1
Construction	Wood Frame
HVAC	Forced Air/Central AC
Electric Service	Multiple - 10 Individual Services
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	241 +/-
Bathrooms	Multiple HC
Frontage	112' +/-
Land Area	5.51 Acres
Zoning	BL
Assessment	\$1,730,400
Environmental	TBD
Mill Rate	29.07
Taxes	\$50,302.73
Taxes / SF	\$8.38

221 West Main St, Branford, CT

Comments:

Looking for **USED CAR DEALERS** who need more storage space, and a premium indoor showroom. Excellent visibility in high traffic location (Route 1). This is the former Porter and Chester Institute consisting of 6,000 +/- finished SF. Currently undergoing a **COMPLETE RENOVATION**: New Roof, Landscaping, Parking Lot, Painting, Sidewalk. End unit provides client parking in front, and 100 spaces for inventory storage. Minutes away from Yale University and Downtown New Haven via US-1 and I-95.

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