

3 business park drive branford connecticut 06405

The Ultimate Guide to 3 Business Park Drive, Branford, Connecticut 06405

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Publisher: Connecticut Commercial Insights – Connecticut Commercial Insights is a leading publisher of commercial real estate guides and market analysis for the state of Connecticut. We provide comprehensive and up-to-date information for investors, businesses, and property owners.

Editor: Jane Doe, CPM - Jane Doe is a Certified Property Manager with 20 years of experience in managing commercial properties across Connecticut. Her focus is on optimizing property value and tenant satisfaction.

Keywords: 3 Business Park Drive Branford Connecticut 06405, Branford CT Commercial Real Estate, Branford Office Space, Connecticut Business Park, Commercial Property Management Branford, Leasing Branford CT, 3 Business Park Drive Leasing, Branford Connecticut Commercial Properties

Summary: This comprehensive guide provides in-depth information on 3 Business Park Drive, Branford, Connecticut 06405, a prime commercial property. We explore its advantages, potential drawbacks, best practices for leasing or owning space there, and common pitfalls to avoid. We also offer practical advice for businesses considering this location and provide insights into the surrounding market.

1. Understanding 3 Business Park Drive, Branford, Connecticut 06405

3 Business Park Drive, Branford, Connecticut 06405, represents a significant commercial opportunity within a thriving business community. Its location offers easy access to major transportation routes, including I-95, providing excellent connectivity for businesses needing convenient access to New Haven, New York City, and beyond. The surrounding area boasts a mix of established businesses, retail options, and residential areas, creating a

vibrant and diverse environment. The specific features of 3 Business Park Drive itself – such as building size, available amenities (parking, loading docks, high-speed internet access, etc.), and surrounding infrastructure – are crucial factors to consider. Understanding these specifics before making any decisions is paramount.

1. Advantages of Locating at 3 Business Park Drive, Branford, CT 06405

Strategic Location: Proximity to major highways ensures efficient transportation of goods and employees.

Strong Infrastructure: The surrounding area provides access to utilities, services, and support businesses.

Talented Workforce: Branford has access to a skilled labor pool from nearby towns and cities.

Business-Friendly Environment: Branford actively supports the growth and development of businesses.

Amenities and Accessibility: The property itself (assuming sufficient amenities) adds to its appeal for potential tenants.

1. Potential Drawbacks and Considerations for 3 Business Park Drive, Branford, CT 06405

Competition: The market for commercial space in Branford may be competitive, impacting lease rates and availability.

Lease Terms: Carefully review lease agreements to understand all terms and conditions, including rent, escalation clauses, and renewal options.

Parking and Accessibility: Assess parking availability and ease of access for employees and customers.

Utilities and Operating Costs: Understand the costs associated with utilities, property taxes, and building maintenance.

Market Conditions: Understanding the current economic climate and the specific market for commercial real estate in Branford is vital.

1. Best Practices for Leasing or Owning at 3 Business Park Drive, Branford, CT 06405

Thorough Due Diligence: Conduct comprehensive research on the property, including its history, condition, and surrounding area.

Professional Representation: Engage a commercial real estate broker to assist with negotiations and market analysis.

Negotiate Favorable Lease Terms: Work with your broker to secure the best possible terms for your lease or purchase agreement.

Develop a Comprehensive Business Plan: If purchasing, demonstrate a strong financial foundation and clear business objectives.

Regular Property Maintenance: Ensure prompt maintenance to preserve the property's value and functionality.

1. Common Pitfalls to Avoid When Dealing with 3 Business Park Drive, Branford, CT 06405

Rushing the Decision: Take your time to thoroughly research and evaluate all options before making a commitment.

Ignoring Due Diligence: Don't skip vital steps in the due diligence process, including property inspections and legal review.

Overlooking Hidden Costs: Be aware of all potential expenses associated with leasing or owning commercial property.

Poor Negotiation: A lack of skillful negotiation can lead to unfavorable lease terms or purchase prices.

Lack of Professional Advice: Avoid making significant decisions without seeking professional guidance from qualified experts.

1. The Branford, CT Commercial Real Estate Market

Understanding the broader Branford commercial real estate market context is essential when focusing on 3 Business Park Drive. Factors like vacancy rates, average rental prices, and future development plans in the area will significantly impact the value and potential of the property. Analyzing comparable properties and staying updated on market trends is crucial for informed decision-making.

1. Networking and Resources for Businesses at 3 Business Park Drive, Branford, CT 06405

Branford's business community is known for its collaborative spirit. Networking opportunities and local resources are available to assist businesses in establishing themselves and thriving in the area. Engaging with local chambers of commerce and business organizations is highly recommended.

1. Conclusion

3 Business Park Drive, Branford, Connecticut 06405, represents a compelling opportunity

for businesses seeking a strategic location in a vibrant Connecticut community. By following best practices, conducting thorough due diligence, and seeking expert advice, businesses can successfully leverage the advantages of this location and mitigate potential pitfalls. Thorough research and a well-defined business strategy are key to achieving success at this address and within the broader Branford market.

Frequently Asked Questions (FAQs)

1. What are the average rental rates for office space at 3 Business Park Drive? Rental rates vary depending on the size and features of the space. It's best to contact a commercial real estate broker for current pricing.
2. What is the availability of parking at 3 Business Park Drive? Parking availability is property-specific. Check the listing details or contact the property management company.
3. What types of businesses are located near 3 Business Park Drive? The area hosts a diverse range of businesses, including office spaces, light industrial facilities, and retail establishments.
4. What are the property taxes for 3 Business Park Drive? Property taxes vary depending on the assessed value of the property. Contact the Branford Assessor's office for details.
5. Is high-speed internet available at 3 Business Park Drive? High-speed internet access is typically available, but it is recommended to confirm with the property management company.
6. What are the commuting options from 3 Business Park Drive? Excellent commuting options are available via I-95, providing easy access to New Haven and beyond. Public transportation options may also be available.
7. What are the local amenities near 3 Business Park Drive? The area offers a range of restaurants, shops, and other amenities, although the precise proximity varies depending on the specific location within the park.
8. What is the process for leasing space at 3 Business Park Drive? The leasing process typically involves contacting a commercial real estate broker or property manager, viewing available spaces, and negotiating a lease agreement.
9. Are there any incentives or programs available for businesses locating to 3 Business Park Drive? Contact the Branford Economic Development office to inquire about potential incentives or programs.

Related Articles:

1. Commercial Real Estate Trends in Branford, CT: An overview of current market trends, including rental rates, vacancy rates, and future development plans.
2. Finding the Right Commercial Space in Branford: A guide to finding the perfect commercial space, focusing on location, size, and amenities.
3. Negotiating Commercial Leases in Connecticut: Tips and strategies for negotiating favorable lease terms for commercial properties in Connecticut.
4. Understanding Commercial Property Taxes in Connecticut: A comprehensive guide to commercial property taxes, including assessment methods and tax rates.
5. The Benefits of Locating Your Business in Branford, CT: A detailed look at the advantages of setting up business in Branford, including its economic climate and infrastructure.
6. Top 10 Things to Consider Before Leasing Commercial Space: A checklist of crucial points to consider before signing a lease agreement.
7. How to Find a Reputable Commercial Real Estate Broker in Connecticut: A guide to selecting a reliable broker to assist with your commercial real estate needs.
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3 business park drive branford connecticut 06405: *Signal* , 2002

3 business park drive branford connecticut 06405: Ward's Automotive Yearbook , 1994

Includes advertising matter.

3 business park drive branford connecticut 06405: Connecticut Made Cynthia Parzych, 2016-04-29 A unique guidebook and local resource full of hundreds of things to find and buy, crafts to discover, factories to explore, and history to uncover--all made in Connecticut. Hundreds of the state's top cottage industries--all places that you can shop and/or tour--are showcased. Organized by product type, categories include ceramics/pottery, clothing/accessories, furnishings/furniture, glassware, home décor, jewelry, specialty foods, toys/games, and so much more. Together, these homegrown establishments help make up the identity of the Nutmeg State and are part of the larger fabric of what is distinctively New England.

3 business park drive branford connecticut 06405: CleanRooms , 2008-12 A central resource of technology and methods for environments where the control of contamination is critical.

3 business park drive branford connecticut 06405: Research & Development , 2005-07

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3 business park drive branford connecticut 06405: Biomedical Index to PHS-supported Research , 1990

3 business park drive branford connecticut 06405: Beer Lover's New England Norman Miller, 2016-01-20 The Complete Regional Guide to Craft Beer With quality beer producers popping up all over the nation, you don't have to travel very far to taste great beer; some of the best stuff is brewing right in your home state. Beer Lover's New England features breweries, brewpubs, and beer bars geared toward brew enthusiasts looking to seek out the best beers New England has to offer, from bitter seasonal IPAs to rich, dark stouts. Written by a local beer expert, Beer Lover's New England covers the entire beer experience for the proud, local enthusiast and the traveling visitor alike, including: Brewery and beer profiles with tasting notes and full-color photos Must-visit brewpubs and beer bars Top annual beer festivals, tastings, and events Clone beer recipes for homebrewers and hobbyists Food recipes made with local craft beer Beer-centric city trip itineraries with pub-crawl maps

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3 business park drive branford connecticut 06405: Commerce Business Daily , 1997-12-31

3 business park drive branford connecticut 06405: *The Street Rodder's Handbook* Frank Oddo, 2003 A comprehensive guide to designing and building street rods, customs, and lead sleds. Includes hundreds of photographs and practical tips, plus safe working and design factors. It covers all areas of the car, including chassis, suspension, frame, engine, bodywork, paint, and drivetrain. This guide also details how to choose a car and make critical planning decisions. It shows how to properly equip a workshop and lists tool and parts suppliers.

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3 business park drive branford connecticut 06405: *Explorer's Guide Connecticut (Eighth Edition)* Andi Marie Cantele, 2012-03-05 Comprehensive . . . well organized . . . should be carried in every glove compartment of every car that traverses Connecticut highways.—Journal Inquirer, Manchester, Connecticut Welcomed and praised by newspapers across the state, Explorer's Guide Connecticut gives visitors and residents alike detailed descriptions of attractions and little-known tips about the Nutmeg State. Veteran travel writers Barnett Laschever and Andi Marie Cantele again bring you authoritative advice on what to see, where to eat, and where to stay in the new edition of this trusted guide. Covering the state from the mountains in the north to the long and varied coastline in the south, from cities to backroads, this revised and expanded edition features extensive descriptions and detailed maps to guide readers effortlessly along many pleasant journeys for individual travelers and families. Historic and exciting Mystic Seaport, the rich collections of the Yale University museums, beach and skiing trips, and the many state forests and parks of Connecticut are just a handful of the attractions covered. Regional and downtown maps feature helpful icons and indicate places that are wheelchair-accessible, pet- and family-friendly, and of other special value. Features include: an alphabetical What's Where subject guide to aid in trip plan; regional and downtown maps; handy icons that point out family-friendly attractions, wheelchair access, special value, and lodgings that accept pets.

3 business park drive branford connecticut 06405: Directory of Postsecondary Institutions , 1986 Includes universities, colleges at the 4-year and 2-year or community and junior college levels, technical institutes, and occupationally-oriented vocational schools in the United

States and its outlying areas.

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Instrumentation and automatic control systems.

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Contains a list of all manufacturers and other specified processors of medical devices registered with the Food and Drug Administration, and permitted to do business in the U.S., with addresses and telephone numbers. Organized by FDA medical device name, in alphabetical order. Keyword index to FDA established standard names of medical devices.

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(IPD) R. IPD, E. - NRC

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Cardiac/Respiration Trigger Monitor

Included on the USB drive is an easy-to-use Filtered 1.5 to 40 Hz or 3.0 to 25 Hz Unfiltered 0.67 to 100 Hz ECG Output ... 11 Business Park Drive Branford, Connecticut 06405 USA . Toll ...

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2nd or 3rd Adoptions ... CT 06850 9 Business Park Drive, Unit #11, Branford, CT 06405 600 Mamaroneck Ave., Suite 400-20, Harrison, NY 10528 Tel 203-855-8765 ...

GPAW: An open Python package for electronic structure ...

AlirezaTaghizadeh,¹ AndrewPeterson,³ AnubhabHaldar,⁴ Asmus OugaardDohn,⁵ ... 29 Business Park Drive, Branford, Connecticut 06405, USA ⁹CatTheory, Department of Physics,

Technical ...

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Apr 29, 2009 · 16 Business Park Drive Branford, CT 06405 203-481-2276 Rock candy swizzle sticks, Gravy Master seasoning and browning sauce, specialty sugars. E. E. Mucke & Sons, ...

Housing Authority (HA) Listing by Town Updated: 6/1/2018 ...

Branford, CT 06405 Fax: 860-828-7816 c/o Merit Properties Branford, CT 06405 1224 Mill St., Bldg. A, Suite 102 East Berlin, CT 06037 cdaniw@merit-properties.net Bridgeport HA 150 ...

Zoning Board of Appeals Town of Branford Branford, ...

Branford, Connecticut 06405 Decision Notice The Branford Zoning Board of Appeals met Tuesday June 21, 2022, at 7:00 p.m. via remote technology to conduct Public Hearings on applications ...

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6 Business Park Drive Branford, CT 06405 (203) 481-1707 (TTY: 711) The Center for Advanced Reproductive Services, PC . 2 Batterson Park Road Farmington, CT 06032 (844) 467-3483 ...

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Branford Castle Rock Tax District Frank Muscolo Treasurer 914-282-7302

muscolo.f@gmail.com Branford Civic Association of Short Beach Frances Clark Tax Collector
203-481-4929 ...

Inland Wetlands and Watercourses Agency - branford-ct.gov

- BRANFORD, CT 06405 203-315-0675 * FAX 203-889-3172 * inlandwetlands@branford-ct.gov ... IW#23.12.02 | 7 Fir Tree Drive | landscaping and wetland buffer enhancements b) ...

13 Sycamore Way Build to Suit Industrial Biotech facility in the ...

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Var. Sec. 3.8.B.3 To allow accessory structure (shed) to be closer to the street line than the principal structure. 23/11-5 Margaret Ikeda (Applicant & Owner) 258 Thimble Island Road (J10 ...

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and Connecticut Route 80, located in northern East Haven, not ... Branford, CT 06405 Magnet Schools New Haven Area Magnet Program 946-7405 54 Meadow Street New Haven, CT ...

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1019 Main Street, PO Box 150, Branford, CT 06405 ... Charles Weber Jr. c/o 16 Business Park LLC-Owner 16 Business Park Drive Site Plan Modification- Add patio & landscaping to ...

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Jun 6, 2025 · , 400 Sargent Drive, New Haven, CT 06511 (203) 562-1111. Baymont by Wyndham Branford/New Haven, 3 Business Park Drive, Branford, CT . 06405 (203) 871-3929 . Red Roof ...

3 Business Park Dr Branford Ct 06405 (Download Only)

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BRANFORD, CONNECTICUT 06405 Janice Heggie BOARD OF POLICE COMMISSION - TRAFFIC COMMITTEE 33 Laurel Street Branford, CT. 06405-3644 Minutes of Meeting 5-8-23 ...

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List of Fire Marshals by Jurisdiction - CT.gov

Jan 24, 2018 · Branford, CT 06405 sheffernan@branfordfire.com 203-488-7266 Every attempt is made to keep this list current. Please email us at oedm@ct.gov ... WilliamRobbins 30 Field ...

American Polyfilm, Inc. Tel: +1 203.483.9797 7 Business Park ...

7 Business Park Drive Branford, CT 06405 USA Tel: +1 203.483.9797 Fax: +1 203.643-2232 e-mail: paul@apiusa.com . Title: VLM 3301 TDS Author: Paul Cassella Created Date:

ZONING BOARD OF APPEALS BRANFORD, CONNECTICUT ...

TOWN OF BRANFORD BRANFORD, CONNECTICUT 06405 AGENDA The Branford Zoning Board of Appeals will meet Tuesday October 15, 2024 at 7:00 p.m. via Zoom technology to ...

A RESOURCE GUIDE TO SOCIAL SERVICES IN BRANFORD 2006

Project Director, c/o Branford Counseling Center, 342 Harbor St., Branford, CT 06405, (203) 481-4248. Claire Bennitt President, Branford Community Foundation January 2006. contents ...

Business Name Business Address City County Sector Zip ...

Business Name Business Address City County Sector Zip Code ... 5 Batterson Park Bristol Hartford County Offices 06010 5 Janes Washington Depot Litchfield County Retail & Malls ...

Town of Branford, Connecticut

Nov 20, 2006 · Town of Branford, Connecticut Town-wide Transportation Study and Town Green Parking & Circulation Study Final Report 655 Winding Brook Drive, Suite 402 Glastonbury, ...

Short Beach Preserve Directions and Parking - SCRCOG

Branford Land Trust, Inc. P.O. Box 254, Branford, CT 06405 (203) 393-2100 ext:127. Total

Trails Length: approx. 0.98 miles. Green Trails: 0.70 miles. Blue Trails: 0.28 miles. Photo by ...

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