

FOR SALE > INVESTMENT

# 15 Commercial Street, Branford, CT



## BIOTECH RESEARCH & DEVELOPMENT FACILITY

Colliers International, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest of 15 Commercial Street in Branford, Connecticut. 15 Commercial Street is a 28,126 square foot state-of-the-art biotech research and development facility net leased to Ancera, Inc. The property is located in the epicenter of the Connecticut's burgeoning biotechnology hub surrounding Yale University, the leader in life sciences research.



<b>Address</b>	15 Commercial Street, Branford, CT
<b>Tenant</b>	Ancera, Inc.
<b>Size</b>	28,126 square feet
<b>Year Built/Renovated</b>	1979/2004
<b>Percentage Leased</b>	100%
<b>Buildings</b>	1
<b>Research and Development Combined Office Areas</b>	22,758 SF 5,368 SF
<b>Site Area</b>	4.4 acres
<b>Parking</b>	88 spaces

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## INVESTMENT HIGHLIGHTS

**NET LEASE** The property is net leased to **Ancera, Inc.** a well-capitalized and successful biotech startup that was founded in Yale University's incubator.

**REMAINING TERM** There are over four years remaining on initial five year base term, with an additional five year option period.

**BIOTECH HUB** The property is strategically located just outside New Haven, southern New England's hub of life sciences and technology research and development.

**BUILDING EQUIPMENT** The property comes fully equipped with much of the technology required by life sciences technology and research firms, including an Autoclave, Water Purification System, Emergency Power Generation, Cold Storage, Advanced Air Filtration systems, and comprehensive IT Infrastructure.

**TENANT** Ancera, Inc

**OCCUPANCY** 100%

**IN-PLACE NOI** \$281,600

**CAP RATE** 8.46%

**OFFERING PRICE** **\$3,325,000**

## CONTACT US

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