



For Sale Investment

15 Commercial Street
Branford, Connecticut

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.

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Property Overview

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

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** A recently executed option renewal extends the term through November 30, 2026. There is one, five (5) year option remaining.
- **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 5 year blended NOI	\$393,764 \$416,265
Cap rate 5 year blended CAP rate	7.42% 7.85%

Offering Price
\$5,300,000