

FOR LEASE or SALE | 16,864± SF INDUSTRIAL BUILDING

3.31 ACRES | 3 LOADING DOCKS | 1 DRIVE-IN DOOR | MEZZANINE STORAGE

393 Soundview Road, Guilford, CT 06437

LEASE RATE: \$8.50/SF NNN | SALE PRICE: \$2,200,000



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 16,864± SF Industrial building for Lease on 3.31 acres
- **New Roof, New Driveway, Updated Insulation, Updated Alarm / Sprinkler System, Added Compressed Air system, New Security Cameras, Added 2 Bathrooms in Office Area, & more.**
- 3 Loading Docks / 1 Drive-in Door
- Clear Heights: 14' - 17'6"
- Ample open parking
- Existing Culture Lab Space
- Previous approvals for 3 story addition
- Easy access to I-95 exit 59

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com
Will Braun, SIOR | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 16,864± SF incl' mezzanine
AVAILABLE AREA 16,864± SF Industrial
WILL SUBDIVIDE TO 16,864± SF
OFFICE AREA 3,500± SF
NUMBER OF FLOORS 1 plus mezzanine storage
CLEAR HEIGHT 14'-17'6" clear
LOADING DOCKS 3
DRIVE-IN DOORS 1
CONSTRUCTION Masonry, Wood
ROOF TYPE Asphalt Shingle
YEAR BUILT 1987

SITE INFORMATION

SITE AREA 3.31± Acres
ZONING I-2
PARKING 23 Open spaces
SIGNAGE At entrance & building
VISIBILITY Excellent
FRONTAGE 310 Feet
HWY ACCESS I-95

UTILITIES

SEWER Septic
WATER Public Connected
GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Partial 2/3
TYPE OF HEAT Gas, Warm Air
SPRINKLERED Wet & Dry System
ELECTRIC SERVICE 400amp 208/120v
GENERATOR Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

TAXES

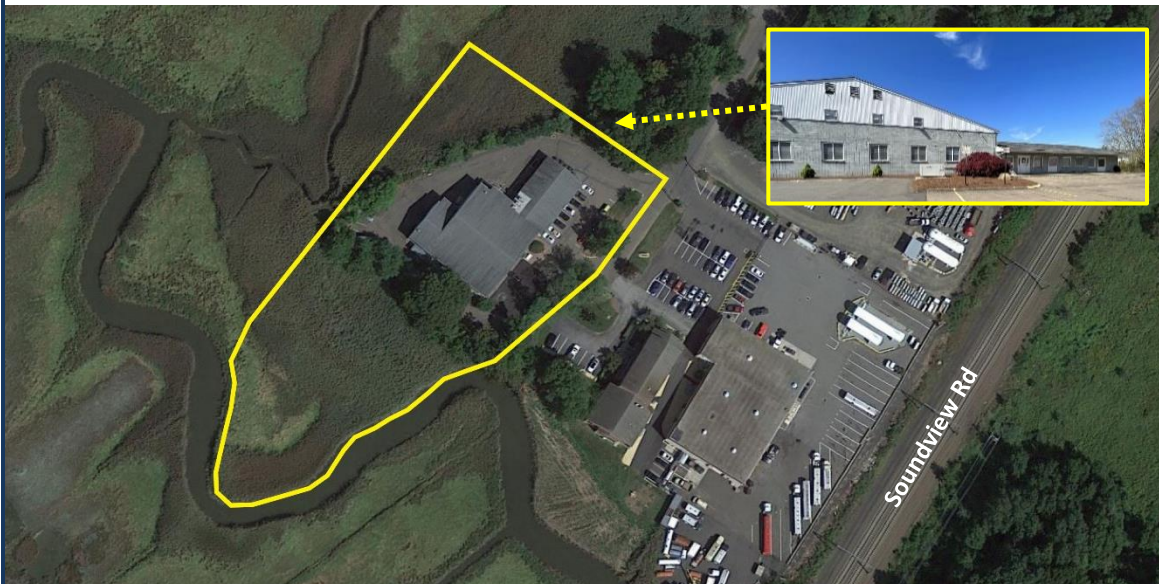
ASSESSMENT \$550,920
MILL RATE 32.62
TAXES \$17,971.02

COMMENTS O,R&L Commercial is pleased to offer a 16,864± SF Industrial building with many updates available for Lease OR Sale located on 3.31 acres in Guilford, CT. The industrial/lab/office space has 3 loading docks, 1 drive-in door, and up to 17'6" clear heights, with existing culture labs. Previous approvals were in place for a 3 story lab/office addition. Lease Rate \$8.50/SF NNN.

DIRECTIONS I-95 to Exit 59 to Goose Lane which becomes Soundview Road

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Scan the QR Code below with the camera on your smart phone to access our website.



Connect with Us



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