

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

3.31 ACRES | 2,000± SF OF EXISTING LAB SPACE | 3 DOCKS & 1 DRIVE-IN DOOR

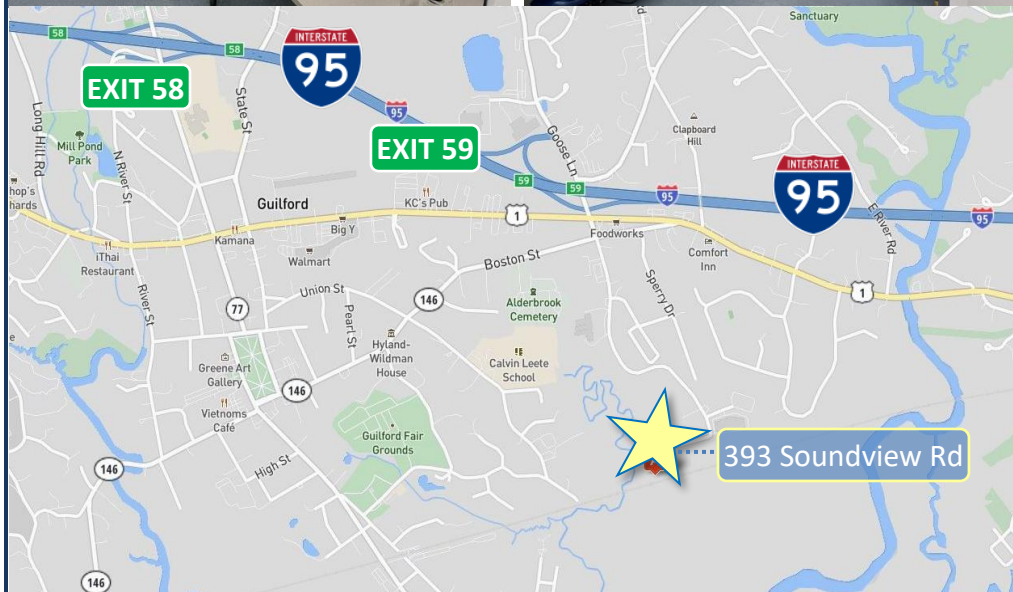
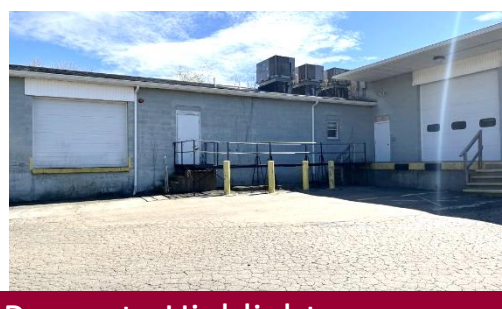
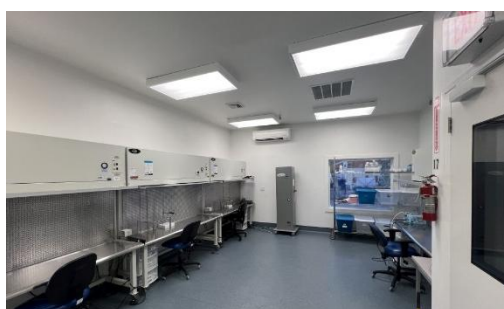
393 Soundview Road, Guilford, CT 06437

REDUCED LEASE RATE: Price Upon Request | REDUCED SALE PRICE: \$1,849,000



Ranked in Top 50  
Commercial Firms in U.S.

PRICE REDUCED



## Property Highlights

- 16,864± SF Industrial building for Lease on 3.31 acres
- **Divisible to 2,000± SF Lab Space or 10,000± SF WH / Manufacturing Space**
- 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:

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O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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 2,000± SF Lab Space  
10,000± SF WH / MFG Space  
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 \$687,820  
MILL RATE 27.65  
TAXES \$19,018.22 (2025)

## DIRECTIONS

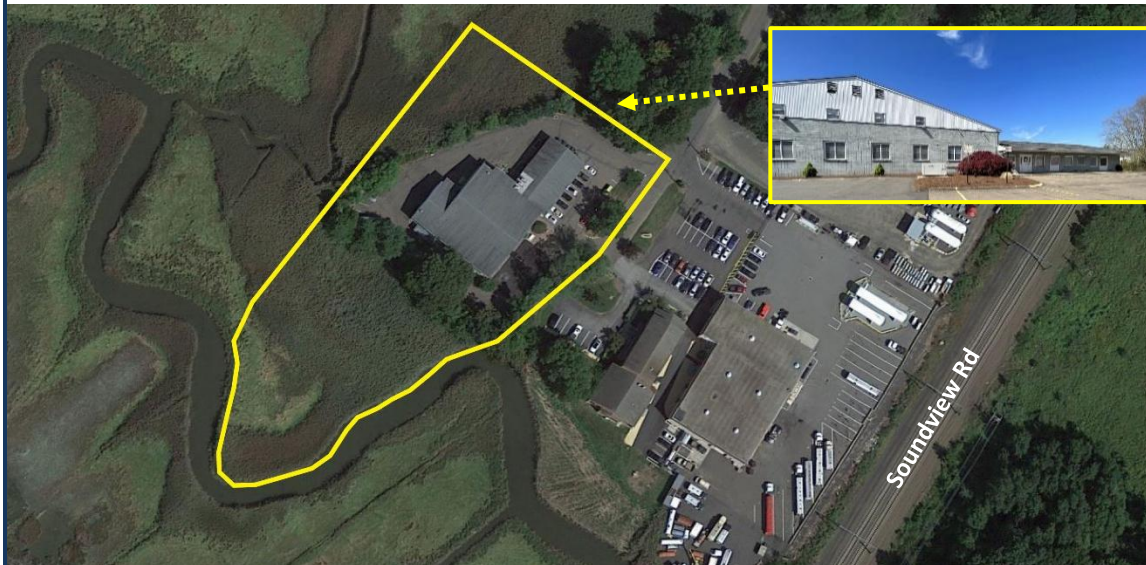
I-95 to Exit 59 to Goose Lane  
which becomes Soundview Rd

## 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 lease availability consists of 2,000± SF of built-out lab space with existing culture labs or 10,000 – 16,864± SF of Warehouse / Manufacturing space with 3 loading docks, 1 drive-in door, and up to 17'6" clear heights. Previous approvals were in place for a 3 story lab/office addition. Call for Lease pricing.

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Connect with Us



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