

FOR SALE / LEASE

R & D / OFFICE



506 Whitfield Street
Guilford, CT

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**COLDWELL
BANKER
COMMERCIAL**



- Flexible interior layout suited for office, R&D/lab, marine-related, wellness, boutique retail, or dining concepts
- Located in one of Guilford's most desirable shoreline districts
- 1.4 miles to I-95 (Exit 58)
- 1 mile to Guilford Train Station (Shore Line East)
- Minutes from downtown shops, dining, and amenities
- High visibility with convenient access for local and regional traffic

PROPERTY DETAILS

A unique waterfront commercial opportunity offering historic character, strong visibility, and versatile space suitable for a wide range of business uses. Its shoreline setting and prime Guilford location create an ideal foundation for a distinctive commercial presence.

Building Size:	6,613 SF	Zoning:	MC
Land Size	0.59 Acres	Parking	25
Year Built:	1900 (historic)	Lease	\$18.50 PSF NNN
Sale Price Upon Request		OPEX	\$5.00 PSF



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