

# FOR SALE / LEASE

## R & D / OFFICE



**506 Whitfield Street  
Guilford, CT**

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**COLDWELL  
BANKER  
COMMERCIAL**





# 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.

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

- 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

