

385 Long Hill Road | Guilford | CT



# Available for sale or lease

~127,000 SF Industrial Facility



# Building specifications

## 385 Long Hill Road, Guilford, CT

- ~127,000 sf total building
- Built 1968/ Renovated 2013
- ~20.5 acres
- 20' – 27' ceiling height
- 100% wet sprinkler system
- New roof with solar
- Loading:
  - Eleven (11) dock high doors:
    - Five (5) 8' x 10' with levelers, locks & seals
    - Six (6) in loading appendage with levelers & seals
- Three (3) drive-ins (10'x10', 12'x16', and 12'x12')
- Utilities:
  - Water: CT Water
  - Sewer: On Site Septic
  - Electric: Eversource 12,000 amps



## Location map

### Key distances

New Haven	15 miles
Hartford	37 miles
Providence	89 miles
Boston	136 miles

