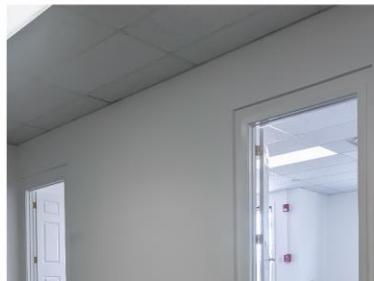


# 2415 BOSTON POST ROAD

UNIT 13

GUILFORD

A Two-Room Office Suite at Mariner's Corner



## UTILITIES

Water: Municipal

## POWER

Volts: 110

## MECHANICAL EQUIPMENT

Elevator Size: NA

Sewer: Septic

Amps: 100

Heating: Gas/Hot Air

Gas: PubCT

Phase: I

Air Conditioning: Fully

Sprinkler: None

Other Equipment: None

## FOR LEASE

985.00/Month  
GROSS

A 940 SF 2-room suite on the 1st floor of a professional office building on busy Boston Post Road (US-1) in Guilford. Two large rooms with lavs in a common hall. Space has an interior lobby entrance as well as an exterior entry door. Windows & exterior glass door provide copious amounts of natural light. Rent includes all utilities and expenses for the space. Many restaurants, shops and other businesses close by. May possibly be combined with adjacent unit 13A at a negotiated rental rate. Join a great community of professionals at Mariner's Corner. \$985.00/Month Gross.

Present Use: Office

Potential Use: Office

## AVAILABILITY

SF Available: 940 Ceiling Height: 9' OH Doors: NA

SF Available Office: 940 Ceiling Height: 9' Truck Docks: NA

Minimum Subdivide: 940SF

## BUILDING INFORMATION

Stories: 1

First Floor Area: 9,561SF Ceiling Height: 9'

Second Floor Area: 2,358SF Ceiling Height: 8'

Third Floor Area: SF Ceiling Height:

Other Floor Areas: SF Ceiling Height:

Office Area: 10,919SF

Total Floor Area: 11,919SF

Overhead Doors: NA

Size:

Truck Dock(s): NA

Size:

Year Built: 1959, Renovated in 1997

Condition: Excellent

Construction Type: Wood Frame

Roof: Asphalt Shingle/Gabled/Metal

Lin. Ft. Clear Span:

## LAND

Lot(s): 1 Frontage: 175'

Area SF: 51,424 Depth: Varies

Acres: 1.18 % Land Coverage: 25

Parking: Ample % Building Coverage Permitted: 25

Zoning: TS-2 Condition of site: Level/Dry

## ASSESSMENT

Land:

Building:

Total:

Mills:

Taxes:

## TRANSPORTATION

Bus Service: Yes

Distance: Door

Turnpike: I-95

Exit: 56/57

Distance: 1.2 Miles



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The GEENTY GROUP, Realtors  
Property. Understood.

