

FOR SALE / LEASE



**530 Whitfield Street
Guilford, CT**

Chris O'Hara

Senior Vice President

203.257.0032 | cohara@coldwellbankermoves.com



**COLDWELL
BANKER
COMMERCIAL**



PROPERTY DETAILS

A premier waterfront commercial building offering expansive 180° views of Long Island Sound and a versatile layout suited for office, research, or specialized marine-related operations. Its commanding shoreline position and adaptable configuration make it an exceptional opportunity for high-impact commercial or redevelopment use.

- **Versatile layout** ideal for corporate headquarters, R&D, marine study programs, sales/repair operations, or potential residential condominium conversion
 - Unique **water-dependent use potential** rarely available on the Guilford shoreline
 - 1.4 miles to I-95 Exit 58
 - 1 mile (approx. 3 minutes) to Guilford Train Station (Shore Line East)
 - Strong regional accessibility along the **I-95 corridor**
-
- **Total Size:** **14,755 SF**
 - **1st Floor:** **7,477 SF**
 - **2nd Floor:** **6,656 SF**
 - **Lot Size:** **4.6 Acres**
 - **Zone:** **MC**
 - **Year Built:** **1954 (Masonry)**
 - **Parking Stalls:** **75**
 - **OPEX:** **\$3.27 (Taxes & Insurance) SF**
 - **Lease** **\$19.50 PSF NNN + OPEX**
-
- **Sale Price Upon Request**