



Ranked in Top 50

Commercial Firms in U.S.



# FOR SALE OR LEASE

588 BOSTON POST ROAD, GUILFORD, CT 06437 – ROUTE 1 LOCATION!

9,396± SF RETAIL BUILDING on 0.67± ACRE

**SALE PRICE: \$1,900,000 | LEASE RATE: \$18.50/SF NNN**

## HIGHLIGHTS

- 9,396± SF Renovated Retail Building
- Fully Air Conditioned Space
- Built-out Mezzanine Offices
- 1 Loading Dock, 23-26 Feet Ceilings Heights
- Sprinkler System 2024
- 400 amp, 3 Phase Electric
- Parking: 3.5 Spaces/1,000
- Route 1 Location - 13,000± ADT
- 121.53' Frontage
- Convenient Access to I-95 at Exit 59

## CONTACT

**Will Braun,**  **SIO R**   
Cell: 203-804-6001  
wbraun@orlcommercial.com



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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**SALE PRICE: \$1,900,000**

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**588 Boston Post Road, Guilford, CT 06437**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 9,396± SF

**AVAILABLE AREA:** 9,396± SF

**# OF FLOORS:** 1

**LOADING DOCKS:** 1 (8x8)

**CLEAR HEIGHT:** 23-26 Feet

**CONSTRUCTION:** Metal & Wood

**ROOF TYPE:** Asphalt

**YEAR BUILT/RENOVATED:** 1960 / 2024

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Air

**SPRINKLERED:** Wet, Installed 2024

**ELECTRIC/POWER:** 400amp, 3 Phase

## SITE INFORMATION

**SITE AREA:** 0.67± Acre

**ZONING:** PRB3

**PARKING:** Open, 3.5 Spaces / 1,000

**SIGNAGE:** Building

**VISIBILITY/FRONTAGE:** Excellent, 121.53'

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 13,000±

## UTILITIES

**SEWER/WATER:** Septic / Public Connected

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$612,290

**MILL RATE:** 27.65

**TAXES:** \$16,929.82 thru Jan 2026 | \$2.77psf

## EXPENSES

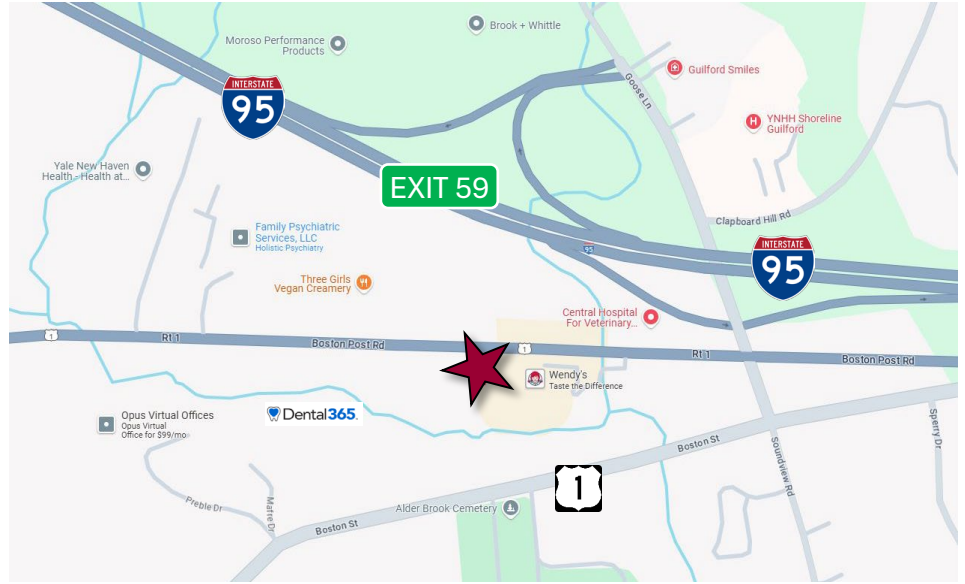
**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord



## AREA RETAIL



## CONTACT

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