

FOR SALE / LEASE



**530 Whitfield Street
Guilford, CT**

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**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:** **\$5.63 PSF**
- **Lease** **\$22.50 PSF NNN**
- **Sale Price Upon Request**