

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**

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|--------------------------------------|------------------------|
| 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 | |



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