



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

351 WHITFIELD, GUILFORD, CT (aka New Whitfield St)

9,948± SF INDUSTRIAL WAREHOUSE SPACE

LEASE RATE: \$7.95/SF NNN

HIGHLIGHTS

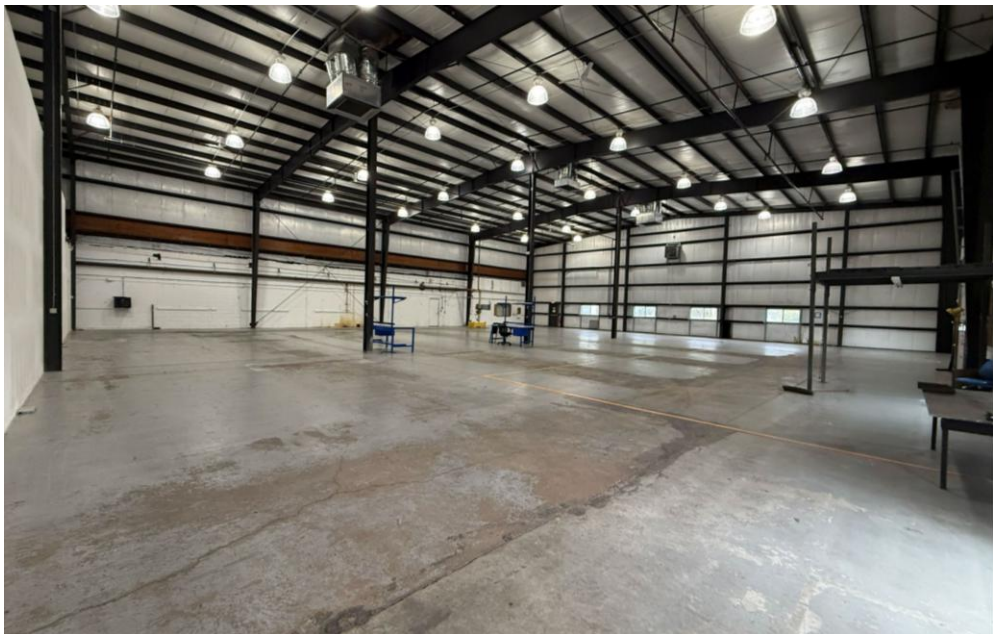
- 9,948± SF Industrial Warehouse / Storage Space
- High Clear Ceilings 23-26'
- Fully Air Conditioned
- Minimal Columns
- Heavy Power
- 1 Drive-in Door / 1 Loading Dock

CONTACT

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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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FOR LEASE

LEASE RATE: \$7.95/SF NNN

351 Whitfield Street, Guilford, CT 06437

9,948± SF INDUSTRIAL WAREHOUSE SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 60,212± SF

AVAILABLE AREA: 9,948± SF

WILL SUBDIVIDE TO: 9,948± SF

OF FLOORS: 1

LOADING DOCKS: 1

DRIVE-IN DOORS: 1

CLEAR HEIGHT: 23-26 Feet

COLUMN SPACING: 43' X 26'

CONSTRUCTION: Pre-Manufactured Metal

ROOF TYPE: Metal

YEAR BUILT: 1950 / Renovated 2018

MECHANICAL EQUIPMENT

AIR CONDITIONING: Yes

HEAT: Gas

SPRINKLERED: Yes

ELECTRIC/POWER: 800amp, 480v, 4 wire

ELEVATORS/LIGHTING: No

SITE INFORMATION

SITE AREA: 25.29± Acres

ZONING: I-1

PARKING: 1/1,000

SIGNAGE: Building

VISIBILITY/FRONTAGE: TBD

HWY ACCESS: I-95

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Yes, Wet

TAXES

ASSESSMENT: \$2,660,490

MILL RATE: 27.65

TAXES: \$73,562.56 / \$1.28psf

EXPENSES

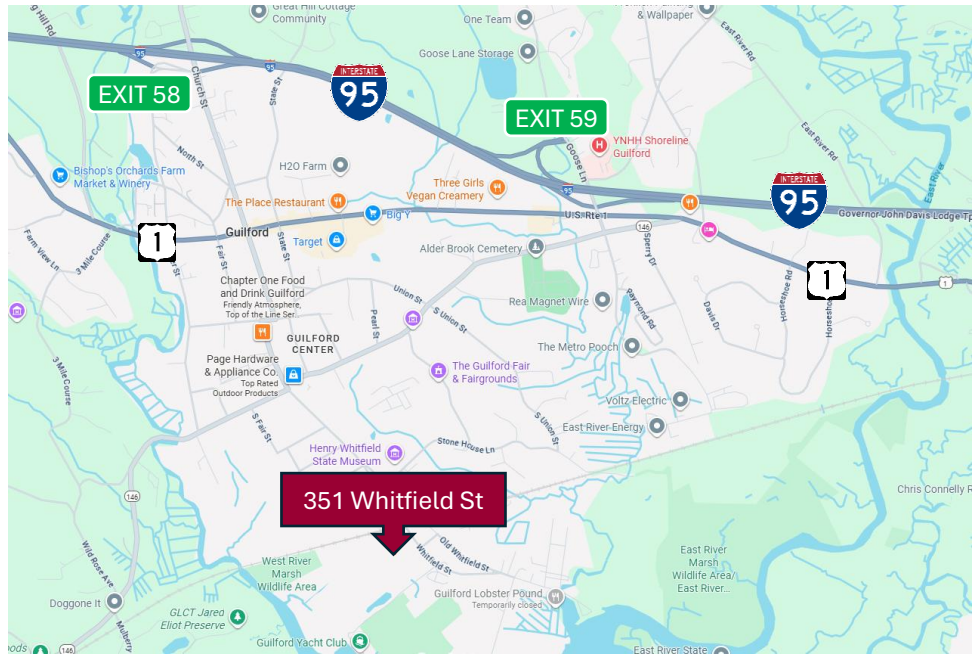
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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