

# FOR LEASE or SALE | 16,864± SF INDUSTRIAL BUILDING

3.31 ACRES | 3 LOADING DOCKS | 1 DRIVE-IN DOOR | MEZZANINE STORAGE

393 Soundview Road, Guilford, CT 06437

LEASE RATE: \$7.95/SF NNN | SALE PRICE: \$1,900,000



Ranked in Top 50  
Commercial Firms in U.S.



## Property Highlights

- 16,864± SF Industrial building for Lease on 3.31 acres
- **New Roof, New Driveway, Updated Insulation, Updated Alarm / Sprinkler System, Added Compressed Air system, New Security Cameras, Added 2 Bathrooms in Office Area, & more.**
- 3 Loading Docks / 1 Drive-in Door
- Clear Heights: 14' - 17'6"
- Ample open parking
- Existing Culture Lab Space
- Previous approvals for 3 story addition
- Easy access to I-95 exit 59

For more information contact:

Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)  
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O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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## BUILDING INFORMATION

GROSS BLDG AREA 16,864± SF incl' mezzanine  
AVAILABLE AREA 16,864± SF Industrial  
WILL SUBDIVIDE TO 16,864± SF  
OFFICE AREA 3,500± SF  
NUMBER OF FLOORS 1 plus mezzanine storage  
CLEAR HEIGHT 14'-17'6" clear  
LOADING DOCKS 3  
DRIVE-IN DOORS 1  
CONSTRUCTION Masonry, Wood  
ROOF TYPE Asphalt Shingle  
YEAR BUILT 1987

## SITE INFORMATION

SITE AREA 3.31± Acres  
ZONING I-2  
PARKING 23 Open spaces  
SIGNAGE At entrance & building  
VISIBILITY Excellent  
FRONTAGE 310 Feet  
HWY ACCESS I-95

## UTILITIES

SEWER Septic  
WATER Public Connected  
GAS Yes

## MECHANICAL EQUIPMENT

AIR CONDITIONING Partial 2/3  
TYPE OF HEAT Gas, Warm Air  
SPRINKLERED Wet & Dry System  
ELECTRIC SERVICE 400amp 208/120v  
GENERATOR Yes

## EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

## TAXES

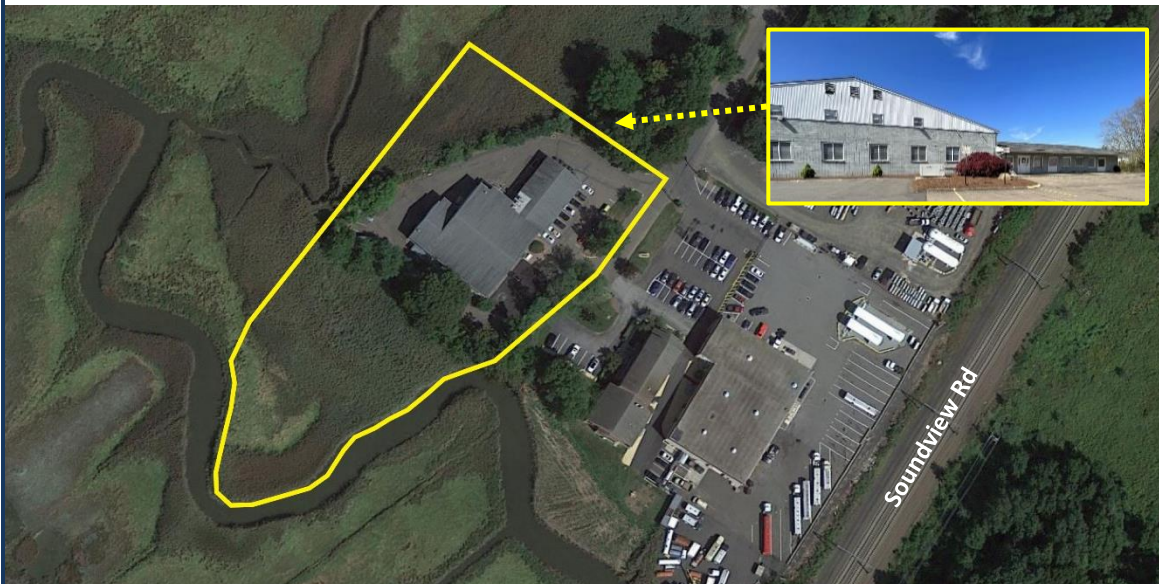
ASSESSMENT \$687,820  
MILL RATE 26.58  
TAXES \$18,282.26

**COMMENTS** O,R&L Commercial is pleased to offer a 16,864± SF Industrial building with many updates available for Lease OR Sale located on 3.31 acres in Guilford, CT. The industrial/lab/office space has 3 loading docks, 1 drive-in door, and up to 17'6" clear heights, with existing culture labs. Previous approvals were in place for a 3 story lab/office addition. Lease Rate \$8.50/SF NNN.

**DIRECTIONS** I-95 to Exit 59 to Goose Lane which becomes Soundview Road

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Connect with Us



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