

# FOR SALE & LEASE | 14,400± SF INDUSTRIAL SPACE

## FULL A/C CLEAN MANUFACTURING & DISTRIBUTION

320 Soundview Road, Guilford, CT 06437

SALE PRICE: \$1,495,000 | LEASE RATE: \$8.50/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- Available for Sale & Lease
- \$1,495,000 Sale Price
- \$8.50/SF NNN Lease Rate
- 3.22± acres
- 2 Dock Doors
- 1 Drive-in Door
- 600 amp service
- Full A/C
- 0.5 miles± from I-95
- Many area amenities

For more information contact:

**Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)**

O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • [www.orlcommercial.com](http://www.orlcommercial.com)

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 BLD. AREA  | 14,400± SF                       |
| AVAILABLE AREA   | 14,400± SF                       |
| OFFICE AREA      | 3,400± SF                        |
| SPACE BREAKDOWN  | 76.4% Industrial<br>23.6% Office |
| NUMBER OF FLOORS | 1                                |
| COLUMN SPACING   | TBD                              |
| CLEAR HEIGHT     | 14'-16'                          |
| LOADING DOCKS    | 2                                |
| DRIVE-IN DOORS   | 1                                |
| CONSTRUCTION     | Steel                            |
| ROOF TYPE        | Metal                            |
| YEAR BUILT       | 1970                             |

### MECHANICAL EQUIPMENT

|                  |                     |
|------------------|---------------------|
| AIR CONDITIONING | Full A/C            |
| TYPE OF HEAT     | Gas, forced hot air |
| SPRINKLERED      | No                  |
| ELECTRIC SERVICE | 600 amps 480/277V   |
| LIGHTING         | TBD                 |
| GENERATOR        | TBD                 |

### SITE INFORMATION

|            |                |
|------------|----------------|
| SITE AREA  | 3.22± acres    |
| ZONING     | I-2            |
| PARKING    | 23, expandable |
| SIGNAGE    | Pylon          |
| VISIBILITY | Good           |
| FRONTAGE   | 483.60'        |
| HWY.ACCESS | I-95 exit 59   |

### UTILITIES

|       |        |
|-------|--------|
| SEWER | Septic |
| WATER | Public |
| GAS   | Yes    |

### EXPENSES

|             |                                            |                                   |
|-------------|--------------------------------------------|-----------------------------------|
| RE TAXES    | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| UTILITIES   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| INSURANCE   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| MAINTENANCE | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| JANITORIAL  | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |

### TAXES

|            |             |
|------------|-------------|
| ASSESSMENT | \$391,750   |
| MILL RATE  | 32.62       |
| TAXES      | \$12,778.90 |

**COMMENTS** O,R&L Commercial is pleased to present a 14,400± SF Industrial / Clean Manufacturing building available for Sale or Lease on 3.22± acres at 320 Soundview Road, Guilford. The building offers 2 dock height doors, a grade level door, 600 amp power, full A/C, and 23 surface parking spaces that could be expanded. Sale price \$1,495,000. Lease Rate \$8.50/SF NNN.

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

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