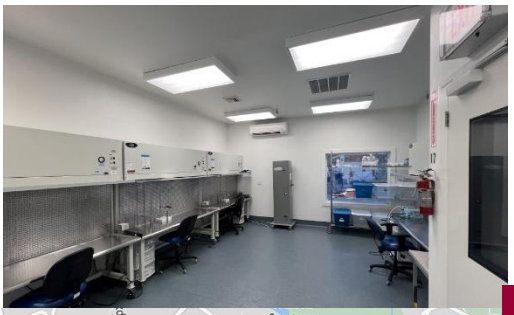
FOR LEASE or SALE | 16,864± SF INDUSTRIAL BUILDING

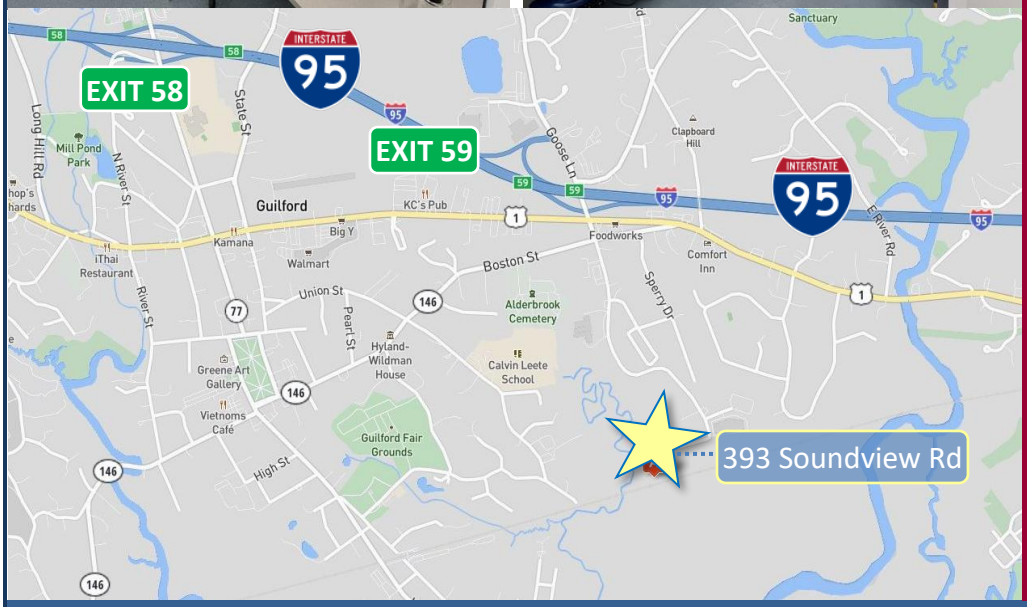
3.31 ACRES | 2,000± SF OF EXISTING LAB SPACE | 3 DOCKS & 1 DRIVE-IN DOOR

393 Soundview Road, Guilford, CT 06437

REDUCED LEASE RATE: Price Upon Request | REDUCED SALE PRICE: $1,849,000

Ranked in Top 50 Commercial Firms in U.S.





Property Highlights

- 16,864± SF Industrial building for Lease on 3.31 acres
- **Divisible to 2,000± SF Lab Space or 10,000± SF WH / Manufacturing Space**
- 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 or Will Braun, SIOR | 203-804-6001 | wbraun@orlcommercial.com

J. Richard Lee, Broker | 203-643-1006 | rlee@orlcommercial.com | License: REB.0758300

O,R&L Commercial Integrated Real Estate Services | 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

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BUILDING INFORMATION

GROSS BLDG AREA	16,864± SF incl' mezzanine
AVAILABLE AREA	16,864± SF Industrial
WILL SUBDIVIDE TO	2,000± SF Lab Space
	10,000± SF WH / MFG Space
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

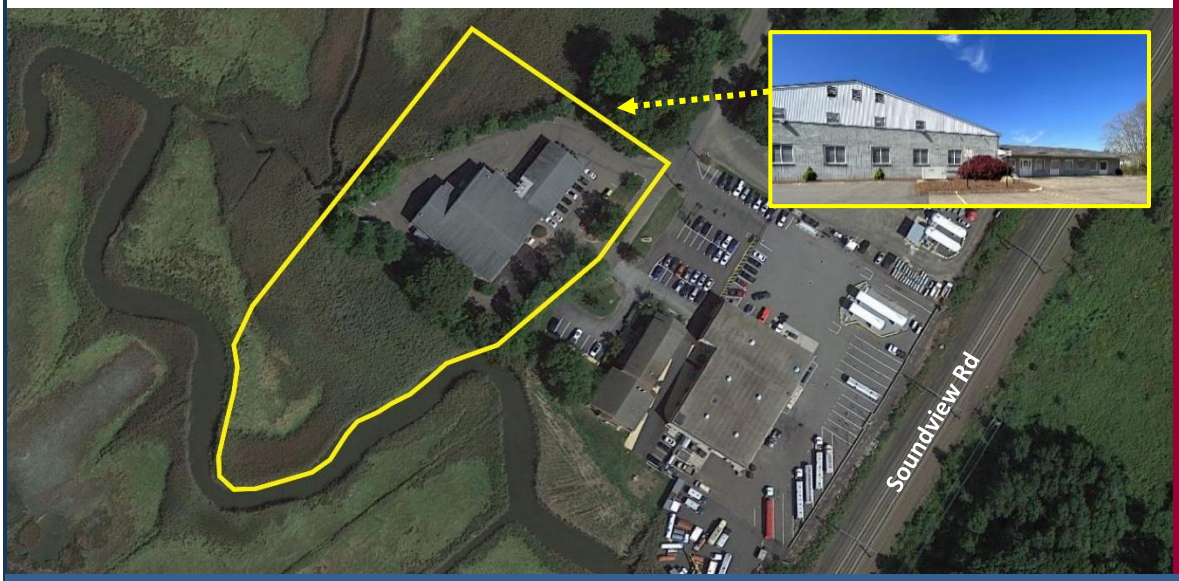
RE TAXES	☑ Tenant	☐ Landlord
UTILITIES	☑ Tenant	☐ Landlord
INSURANCE	☑ Tenant	☐ Landlord
MAINTENANCE	☑ Tenant	☐ Landlord
JANITORIAL	☑ Tenant	☐ Landlord

TAXES

ASSESSMENT	$687,820
MILL RATE	27.65
TAXES	$19,018.22

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

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 lease availability consists of 2,000± SF of built-out lab space with existing culture labs or 10,000 – 16,864± SF of Warehouse / Manufacturing space with 3 loading docks, 1 drive-in door, and up to 17'6" clear heights. Previous approvals were in place for a 3 story lab/office addition. Call for Lease pricing.



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Scan the QR Code below with the camera on your smart phone to access our website.

Connect with Us

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