FOR LEASE

157 Goose Lane, Guilford, CT

1,500± - 3,128± SF PROFESSIONAL OFFICE SPACE | DIRECTLY OFF I-95

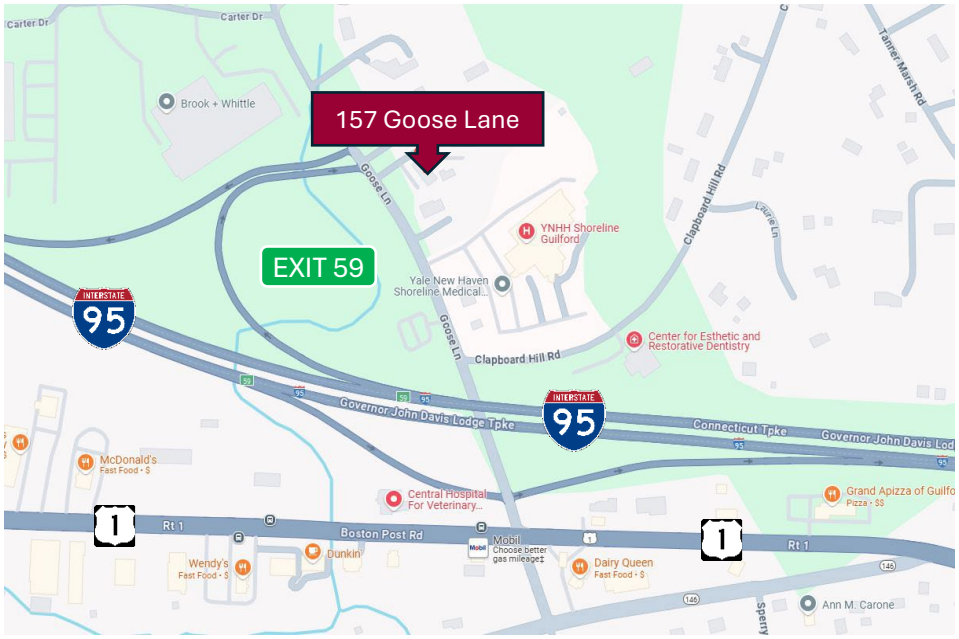
Owned & Managed By

HORTON GROUP

LEASE RATE: Price Upon Request

HIGHLIGHTS

- Full Floor Availability With Natural Light & Multiple Entrances
- Directly off I-95, Exit 59
- Excellent Visibility
- Recent Improvements: New Parking Lot, Curbing, Windows, Signage, and Outdoor Patio Areas
- Turnkey Fit-Out Options Available
- Adjacent to Yale Shoreline Hospital



CONTACT

Will Braun, SIOR

Cell: 203-804-6001

Email: wbraun@orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE

LEASE RATE: Price Upon Request

157 Goose Lane, Guilford, CT 06437

1,500± to 3,128± SF PROFESSIONAL OFFICE

- Full Floor Availability up to 3,128 SF
- Ample Natural Light with Three Separate Entrances
- Building Signage Available
- Fully Built-Out Office Space
- Multiple Private Offices, Bullpen, and Kitchenette
- Turnkey Fit-Out Options Available
- New HVAC Units in 2022
- Recently Completed Improvements: New Paving, Curbing, Signage, and Windows
- Heavy Power (800 Amps, 3 Phase)
- Entrance Directly Across from I-95 Ramp (Exit 59)
- Excellent Visibility & Nearby to Route 1

WWW.ORLCOMMERCIAL.COM

2 Summit Place, Branford, CT 06450 | ☏ (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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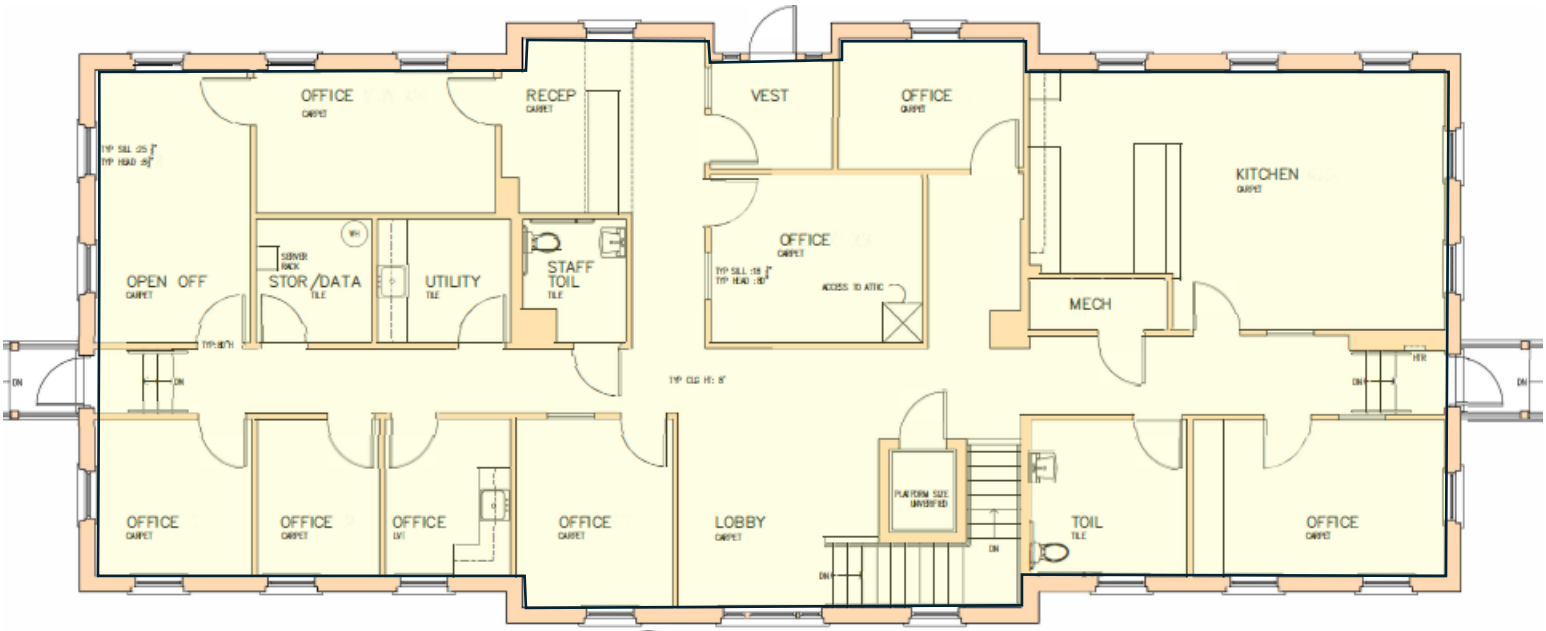
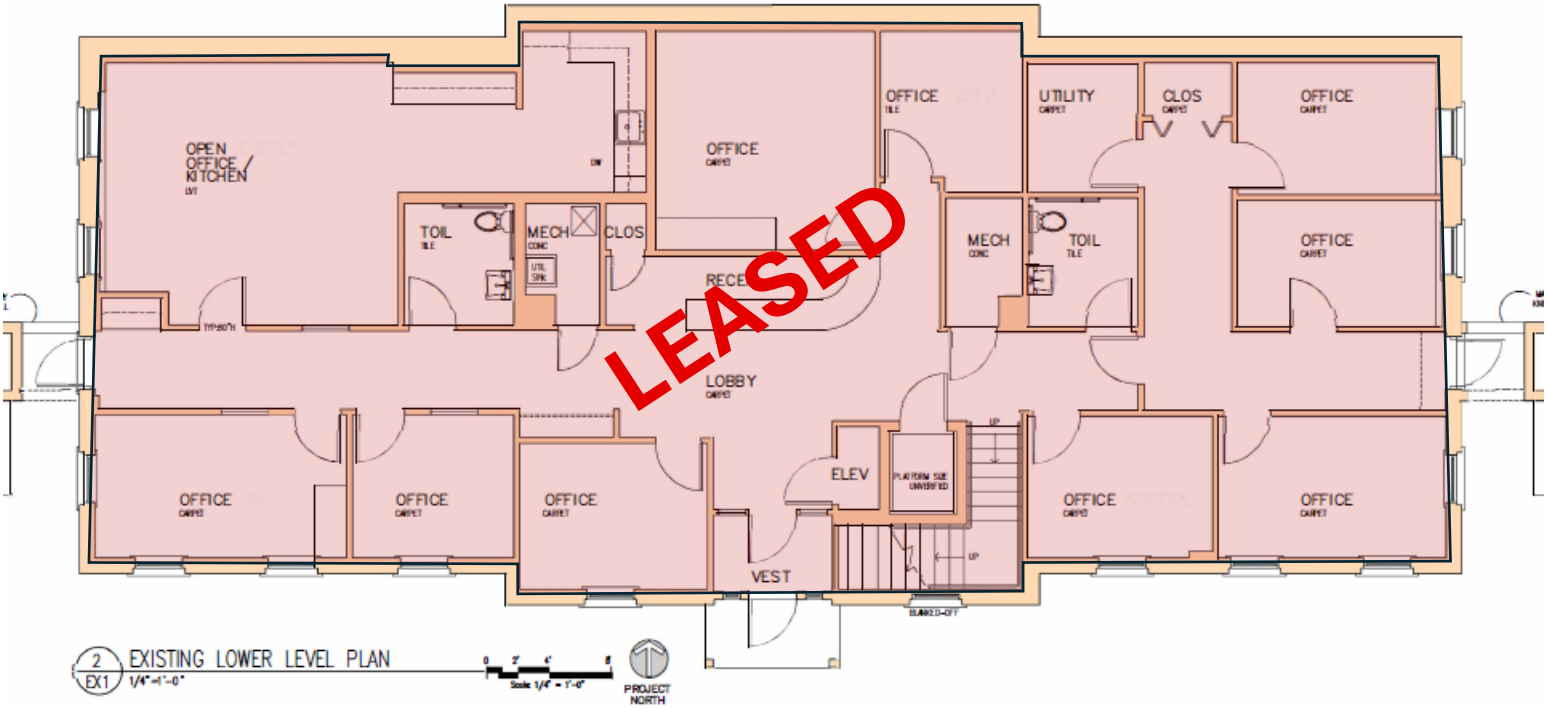
3,128± SF AVAILABLE – GROUND FLOOR



1 EX1 EXISTING UPPER LEVEL PLAN 1/4"=1'-0"

PROJECT NORTH



2 EX1 EXISTING LOWER LEVEL PLAN 1/4"=1'-0"

PROJECT NORTH

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BUILDING INFORMATION – 157 Goose Lane

GROSS BLDG AREA: 6,256± SF
AVAILABLE AREA: 3,128± SF
WILL SUBDIVIDE TO: 1,500± SF
 # OF FLOORS: 2
CONSTRUCTION: Wood Frame, Brick Exterior
ROOF TYPE: Architectural Asphalt Shingles
YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air (New 2022)
TYPE OF HEAT: Natural Gas
FIRE ALARM: Fire-Lite (Full Building)
ELECTRIC/POWER: 800 Amps; 240 Volt, 3 Ph
LIGHTING: LED

SITE INFORMATION

SITE AREA: 2.72± Acres
ZONING: C-2 Commercial
PARKING: 54 Shared Spaces, 4.4/1,000 SF
SIGNAGE: Monument & Building
VISIBILITY: Excellent
FRONTAGE: 170 Feet on Goose Lane
HWY ACCESS: I-95, Exit 59

UTILITIES

SEWER/WATER: Septic / Public Connected
GAS: Natural

TAXES

ASSESSMENT: $1,270,640
MILL RATE: 27.65
TAXES: $35,133.20

EXPENSES

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

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