

200 Hubbard Road, Guilford, CT 06437

DEVELOPMENT OPPORTUNITY: Commercial Land Minutes to I-95 for Sale at \$665,000



DEVELOPMENT OPPORTUNITY - Commercial Land Minutes to I-95 for Sale in Guilford, CT. Directly located off I-95 (Exit 58) on Hubbard Road. The 4-acre lot is adjacent to a 20,602 rsf Class A office building.

The parcel is located in a Industrial (I-2) Zone which allows for many uses including but not limited to office, warehouse, self storage, medical and dental clinics, skilled nursing facilities, hospitals, urgent medical care facilities, farms, lodging, conference centers, manufacturing, research laboratories, retail sales and/or storage of lumber and building materials, private schools, colleges, universities, daycare facilities, veterinary facilities, garden supply stores including greenhouses, building and landscape contractors' facilities, including yards with vehicle and material storage. Many other uses are also permitted by special permit.

Located minutes from I-95 (Exit 58), the Guilford Train Station, the Guilford Racquet & Swim Club, the Guilford Art Center, and the shopping corridor on Route 1 with Walmart, Panera Bread, DSW Designer Shoe Warehouse, The Fresh Market, and Dunkin' Donuts.

The Site

Land:	4 acres
Zoning:	Industrial (I-2)
Real Estate Taxes:	TBD

Three Mile Demographics

Population:	16,138
Median HH Income:	\$103,944

Five Mile Demographics

Population:	40,035
Median HH Income:	\$102,049

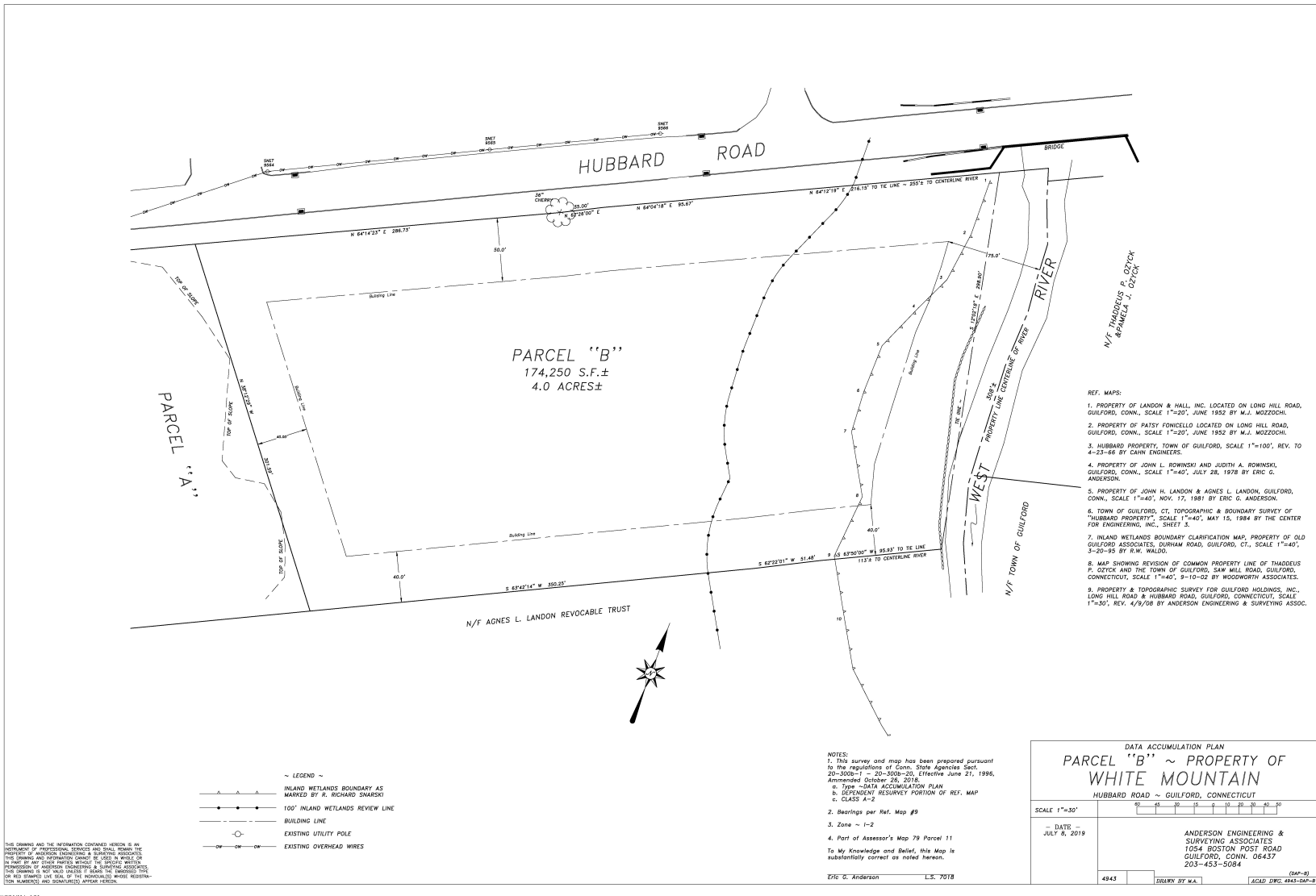
Contact

Brett A. Sherman, CCIM
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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

For Sale
A2 Survey

135 Research Drive
Milford, Connecticut 06460



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

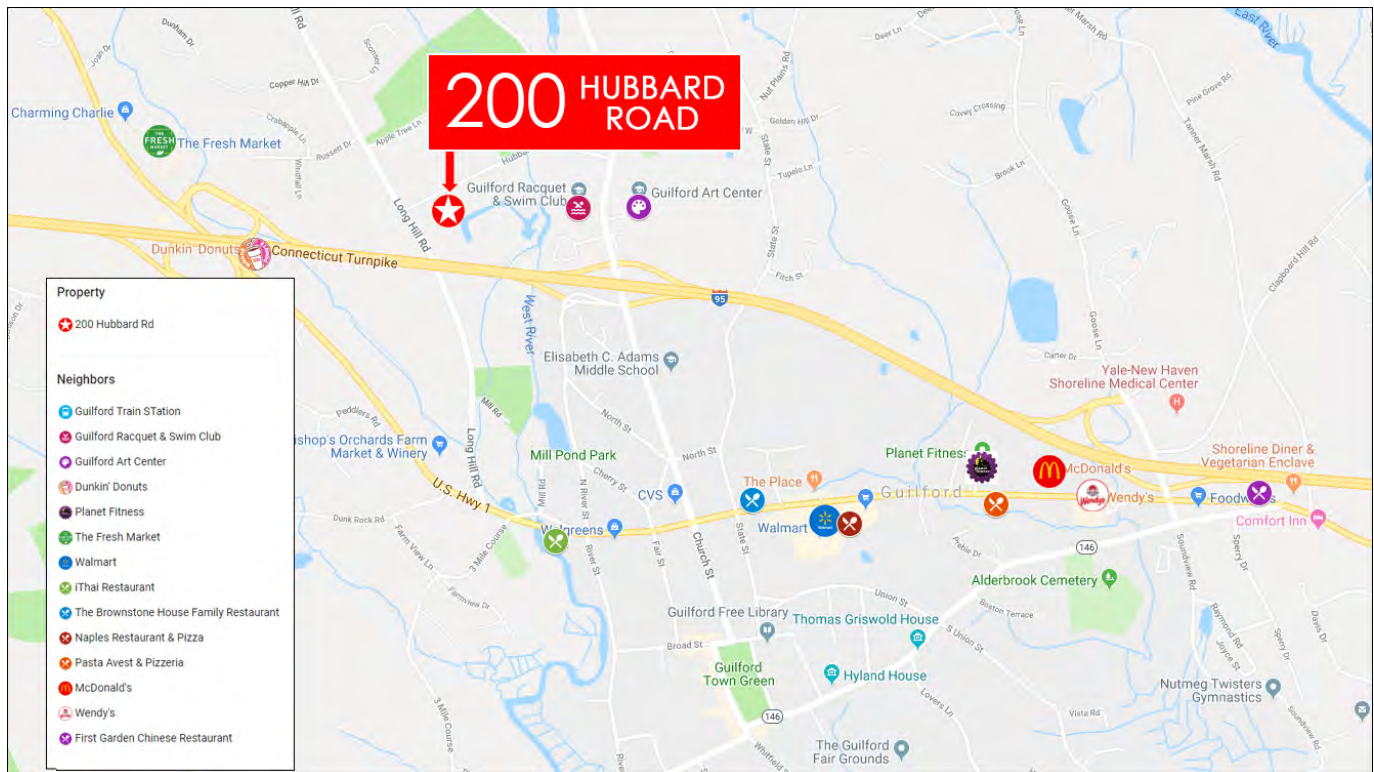
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For Sale

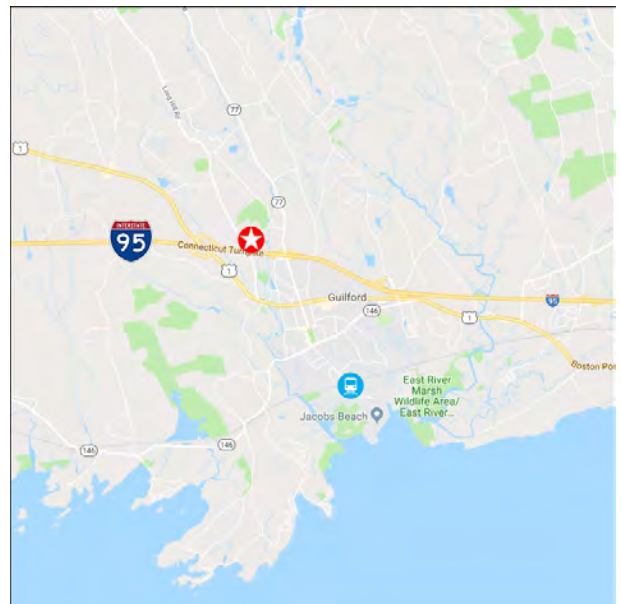
Location Map

200 Hubbard Road

Guilford, Connecticut 06437



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the Guilford Train Station,
the Guilford Racquet & Swim Club,
the Guilford Art Center,
and the shopping corridor on Route 1
with Walmart, Panera Bread,
DSW Designer Shoe Warehouse,
The Fresh Market, and Dunkin' Donuts



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ANGEL
COMMERCIAL, L.L.C.

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Guilford, CT - Industrial 2 (I-2)

	Revised 1/17/17 L. Brewer	
	P= Permitted	
	SP= Special Permit Needed	
		Zone
Line #	Description of Use	I-2
1	Buildings, uses and facilities of the Town, State, and Federal Government	P
2	Retail dry cleaning and laundering establishments	
3	Laundromats	
4	Clinics, medical and dental	P
5	Skilled nursing facilities, hospitals, urgent medical care facilities	P
6	Self-storage facilities	P
7	Dwelling units	SP
	(units/acre)	1
8	Farms	P
9	Financial Institutions	P
10	Adult Oriented Facilities See also Section 273-22 E	P
11	Motor vehicle repair as defined by CT General Statutes	SP
12	Retail sales of new or used motor vehicles, including motorcycles, trucks, trailers or farm equipment and the rental thereof	SP
13	Lodging and conference centers	P
14	Entertainment facilities, including movie theaters, playhouses. (see §273-80H)	SP
15	Manufacturing (see § 273-2 definitions)	P
16	Marine facilities and services	
	a. Marinas, docks, wharves, slip basins, or similar landing facilities for boats both pleasure and commercial	
	b. The sale, repair and servicing of boats, sails, marine equipment and engines.	P
	c. Dry storage and the building and rebuilding of boats	P
	d. Processing and treatment of shellfish, limited to depuration (expressly excluding cooking and packaging and the temporary water storage of crustaceans.)	P
	e. Marine research laboratories and marine related education facilities	P
	f. The following uses, when accessory and subordinate to the use permitted in No. 16a: a clubhouse, including sale of food and beverages, and swimming pool and other recreation facilities	
17	Motor vehicle refueling stations (provided that no portion of the lot on which it is to be established is located within a radius of 1,500 feet of any lot on which a motor vehicle refueling or recharging station exists or has been approved)	
18	Motor vehicle washing establishment	SP
19	Offices, business and professional	P
20	Personal service establishments	
21	Places of worship	SP
22	Printing establishments	P
23	Public utility substations storage and maintenance facilities	P
24	Heating fuel, bulk storage	
	a. heating oil	SP
25	Research laboratories	P
26	Recreational facilities other than of the Town including gymnasiums and physical fitness establishments and studios for dance, musical and theatrical instruction	SP
27	Restaurants and other food and beverage service establishments excluding drive-thru	SP
	a. Restaurant including drive-thru service	

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Guilford website to view current zoning regulations.

	Zone	I-2
28	Retail propane filling station excluding bulk storage, retail storage not to exceed 1,000 gallons	
29	Wind Energy Facilities	SP
30	Retail sales and/or storage of lumber and building materials, except heavy construction materials	P
31	Retail stores	
32	Private schools, colleges, universities, including daycare facilities	P
33	Veterinary facilities	P
34	Warehouses excluding trucking terminals	P
35	Artist studio/galleries and other establishments where art or craft merchandise is created, displayed and sold	P
36	Garden supply stores including greenhouses	P
37	Building contractors' and landscape contractors' facilities, including yards with vehicle and material storage	P
38	Dog care facilities	SP
39	Museums	SP
40	Trade Shops, metal working, machine shops, painting shops, woodworking and mill-work shops	P
41	Funeral Homes	P
42	Pet Boarding Facilities (see 273-22 F)	SP

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