



1 SHORELINE DRIVE, GUILFORD, CT **\$6.50/SF**
INDUSTRIAL UNITS W/24' CEILINGS, TRUCK DOCK & OHD **+ UTILITIES & CAM**

FOR LEASE: 2 industrial units available from 4,380 SF to 13,875 SF. Unit 3A: 4,380 SF. Unit 7: 13,875 SF. The spaces feature 24' ceilings, sprinklered building, shared loading docks. Units 3A, & 7 have a 12' x 14' overhead door. Best warehouse on the Shoreline, located less than a mile from I-95, Exit #59.

\$6.50/SF + Utilities + CAM. CAM is \$1.43/SF.

Present Use: Warehouse/Distribution

Potential Use: Same, or Lt. Manufacturing, R&D, etc.

Directions: I-95 to Exit 59. South on Soundview Road .8 miles to Shoreline Drive. Building is on the southeast corner of Shoreline Drive and Soundview Road.

<u>AVAILABILITY</u>	SF Available: to 18,255	Ceiling Height: 24'	Overhead Doors: 1 per unit	Minimum
	SF Available Office:	Ceiling Height:	Truck Docks: 1 per unit	Subdivide:
<u>BUILDING INFORMATION</u>	Stories: 1	Ceiling Height: 24'	Overhead Doors: 1	Size: 12' 14'
	First Floor Area: 68,810 SF	Ceiling Height:	Truck Dock(s): 1	Size:
	Second Floor Area:	Ceiling Height:	Year Built: 2000	
	Third Floor Area:	Ceiling Height:	Condition: Excellent	
	Other Floor Areas:	Ceiling Height:	Construction Type: Insulated Steel	
	Office Area:	Ceiling Height:	Roof: Insulated Steel	
<u>LAND</u>	Total Floor Area: 68,810 SF		Lin. Ft. Clear Span:	
	Lot(s): 1		Frontage: 580'	
	Area SF: 432,000		Depth: Varies	
	Acres: 9.9		% Land Coverage: 17	
	Parking: 88 Total		% Building Coverage Permitted: 35	
	Zoning: I-2		Condition of site: Level, Dry	
Restrictions/Easements: Subject to the Rights of Other Tenants				

<u>Utilities</u>		<u>Mechanical Equipment</u>		<u>Assessment</u>		<u>Transportation</u>	
Water:	City	Elevator Size:	N/A	Land:		Bus Service:	Yes
Gas:	Yes	Heating:	Gas Hot Air	Building:		Distance:	3 Blocks
Volts:	Varies	Air Conditioning:	None	Total:		Turnpike:	I-95
Amps:	Varies	Sprinkler:	Yes	Mills:	31.28	Exit:	59
Phase:	III	Other Equipment:	None	Taxes:			
Sewer:	Septic			A/S:			

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.