



**2415 BOSTON POST ROAD, UNIT 13A - GUILFORD \$660.00/MONTH GROSS**  
**A 500 SF OFFICE UNIT IN A MULTI-TENANT BUILDING**

**FOR LEASE:** A 500 SF office unit in a quiet, well-maintained, multi-tenant office building on Boston Post Road (US-1) in Guilford. Currently fit up as two rooms with an open pass-through and glass-paned door. Entry from the outside as well as via an interior hallway. Central Air and Heat. Window and glass door provide lots of light. Building is in a high-visibility location with many other businesses, restaurants and services close by. Conveniently located 1.25 miles from I-95, Exit 57. Ample parking. \$660.00/Month GROSS.

**Present Use:** Vacant

**Potential Use:** Any Office Use

**Directions:** I-95N/S, Exit #57 to US-1 South. Continue approximately 1.25 miles to #2415 on the RIGHT.

<b><u>AVAILABILITY</u></b>	SF Available: 500 SF	Ceiling Height: 8'	Overhead Doors: N/A	Minimum Subdivide: 500 SF
	SF Available Office: 500 SF	Ceiling Height: 8'	Truck Docks: N/A	
<b><u>BUILDING INFORMATION</u></b>	Stories: 2	Ceiling Height: 8'	Overhead Doors: 0	Size:
	First Floor Area: 500 SF	Ceiling Height: 8'	Truck Dock(s): 0	Size:
	Second Floor Area:	Ceiling Height:	Year Built: 1959 (Renovated in 1997)	
	Third Floor Area:	Ceiling Height:	Condition: Excellent	
	Other Floor Areas:	Ceiling Height:	Construction Type: Wood Frame	
	Office Area: 500 SF		Roof: Asphalt Shingle	
	Total Floor Area: 11,919 SF		Lin. Ft. Clear Span:	
<b><u>LAND</u></b>	Lot(s): 1	Frontage: 175'	Depth: Varies	
	Area SF: 65,430 SF	% Land Coverage:	% Building Coverage Permitted:	
	Acres: 1.5	Condition of site: Level/Dry		
	Parking: 33			
	Zoning: C-3			
	Restrictions/Easements: Subject to rights of other tenants			
<b><u>Utilities</u></b>	<b><u>Mechanical Equipment</u></b>		<b><u>Assessment</u></b>	<b><u>Transportation</u></b>
Water: City	Elevator Size: N/A	Land:	Bus Service: Yes	
Gas: Yes	Heating: Gas/Hot Air	Building:	Distance: Street	
Volts: 110	Air Conditioning: Fully	Total:	Turnpike: I-95	
Amps: 100	Sprinkler: None	Mills:	Exit: 57	
Phase: I	Other Equipment: None	Taxes: \$1.00/SF		
Sewer: Septic		A/S: 70%		

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