



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

**AVAILABLE – \$899,000**

**9,396 SF RETAIL/HIGH BAY WAREHOUSE**

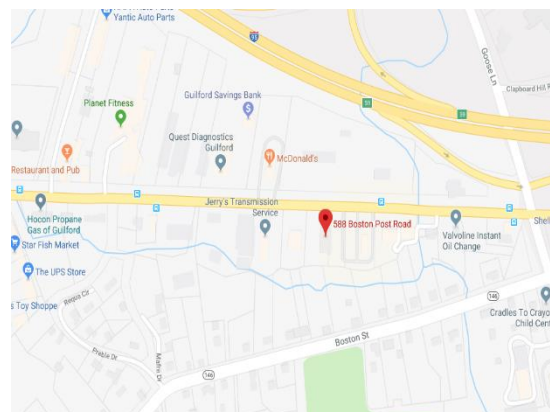
**588 Boston Post Road, Guilford, CT 06437**



**FOR SALE - \$899,000**

**9,396 SF Light Industrial Space  
High Visibility Location  
High Traffic Location on Route 1**

- Easy Access to I-95
- 6,264 SF of Floor space
- Office and finished mezzanine
- Plenty of Parking
- Loading Dock
- 22' High Ceiling in Warehouse area
- Ideal for Showroom and Warehouse,
- Excellent Visibility on Route 1



**Real Living Wareck D'Ostilio**

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## Property Information

Total Building SF	9,396 SF (6,264 SF ground floor)
Available SF	9,396 SF
Year Built	1960 (renovated 1995)
Ceiling Height	22'+/-
City Water/Well	City Water
City Sewer/ Septic	Septic
Sprinkler	TBD
Loading Dock	1
Overhead Door	Possible
Construction	Steel
HVAC	Forced Air/Central AC
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	0.67 A
Parking	Attached Lot
Bathrooms	1
Frontage	470' +/-
Zoning	TS
Assessment	\$565,810
Environmental	TBD
Mill Rate	31.28

### 588 Boston Post Rd, Guilford, CT 06437

**Comments:** 9,396 SF light industrial building available. Located in High Traffic Location with frontage on Route 1. Close to numerous restaurants along US-1 & all major retail stores. Showroom with Warehouse possible. High bay with loading dock. Plenty of Parking

**Ken Ginsberg**  
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