



FOR SALE OR LEASE

588 BOSTON POST ROAD, GUILFORD, CT 06437 – ROUTE 1 LOCATION!

9,396± SF RETAIL BUILDING on 0.67± ACRE

SALE PRICE: \$1,850,000 | LEASE RATE: \$17.50/SF NNN

HIGHLIGHTS

- 9,396± SF Renovated Retail Building
- Fully Air Conditioned Space
- Built-out Mezzanine Offices
- 1 Loading Dock, 23-26 Feet Ceilings Heights
- Sprinkler System 2024
- 400 amp, 3 Phase Electric
- Parking: 3.5 Spaces/1,000
- Route 1 Location - 13,000± ADT
- 121.53' Frontage
- Convenient Access to I-95 at Exit 59

CONTACT

Will Braun,  
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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (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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BUILDING INFORMATION

GROSS BLDG AREA: 9,396± SF

AVAILABLE AREA: 9,396± SF

OF FLOORS: 1

LOADING DOCKS: 1 (8x8)

CLEAR HEIGHT: 23-26 Feet

CONSTRUCTION: Metal & Wood

ROOF TYPE: Asphalt

YEAR BUILT/RENOVATED: 1960 / 2024

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air

SPRINKLERED: Wet, Installed 2024

ELECTRIC/POWER: 400amp, 3 Phase

SITE INFORMATION

SITE AREA: 0.67± Acre

ZONING: PRB3

PARKING: Open, 3.5 Spaces / 1,000

SIGNAGE: Building

VISIBILITY/FRONTAGE: Excellent, 121.53'

HWY ACCESS: I-95

TRAFFIC COUNT: 13,000±

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$612,290

MILL RATE: 27.65

TAXES: \$16,929.82 thru Jan 2026 | \$2.77psf

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord



AREA RETAIL



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