

200 Hubbard Road, Guilford, CT 06437

Office Property for Sale at ~~\$2,999,000~~ **\$2,499,000**



Class A Office Property for Sale in Guilford, CT. Directly located off I-95 (Exit 58) and situated on 4.98 acres, the 20,602 rsf building is an excellent opportunity to acquire a high-end office building substantially below replacement cost.

Upon completion of the sale, the existing owner occupant, The White Mountains Group, will lease back the entire second floor for 10 years. The first-floor space contains two built out units (5,700 rsf & 3,300 rsf) - both with separate entrances. The 5,700 rsf space has two glass door conference rooms, 9-foot ceilings, high-end finishes, private offices, and open space for cubicles. The 3,300 rsf space is built out as a gym with exposed ductwork, open ceilings, and men's and women's locker rooms.

Approximately 4 acres of land is also available for sale at \$665,000.

Located minutes from I-95 Exit 58, the Guilford Train Station, shopping, and restaurants.

The Site

Total Building Size:	20,602 rsf
Space Available:	9,000 rsf
Land:	4.98 acres (Additional Adjacent 4 acres available)
Zoning:	Industrial (I-2)
Real Estate Taxes:	\$96,540.66 (\$4.68/rsf) (2019)
Operating Expenses:	\$6.13/rsf (2019)
Construction:	Brick & Vinyl Siding
Year Built:	2010
Stories:	Two
Tenancy:	Multiple

Features

Parking:	60+
Ceiling Height:	9 Foot
Amenities:	Wet Sprinkler System, Elevator, Diesel Backup Generator for Entire Building, Security System with Card Key Access, Fiber Optics

Utilities

Water/Sewer:	City/Septic
Heating:	Gas
A/C:	Central Air-Conditioning

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

Floor Plan - First Floor - NOT TO SCALE

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Guilford, Connecticut 06437



Broker: Brett A. Sherman, CCIM
Senior Vice President
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