



Ranked in Top 50
Commercial Firms in U.S.

For Lease

39B Industrial Park Road, Essex, CT (aka Plains Road)

24,000± SF INDUSTRIAL BUILDING

LEASE RATE: \$7.50/SF NNN

HIGHLIGHTS

- Functional Industrial Space
- 24,000± SF Total Available
 - 2,000± SF Office Space
- 17.6' – 20' Clear
- 1 (10'x13') Drive-in Door
- 4 (8'x10') Loading Docks, 1 with Leveler
- 20'x54' Column Spacing
- Wrap-Around Driveway

Will Braun,



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Sam Crampton

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Nick Leone

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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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE

LEASE RATE: \$7.50/SF NNN

39B Industrial Park Road, Essex, CT 06426 (aka Plains Road)

24,000± SF INDUSTRIAL BUILDING



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BUILDING INFORMATION

GROSS BLDG AREA: 24,000± SF

AVAILABLE AREA: 24,000± SF

OCCUPANCY: Vacant

LOADING DOCKS: 4 (8'x10'), 1 dock leveler

DRIVE-IN DOORS: 1 (10'x13')

CLEAR HEIGHT: 17.6' – 20'

COLUMN SPACING: 20' x 54'

CONSTRUCTION: Steel

ROOF TYPE: Metal

YEAR BUILT: 1990

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial

HEAT: Forced Air

ELECTRIC/POWER: 400 amp, 3 Phase

SITE INFORMATION

SITE AREA: 4.0± Acre Site

ZONING: LI – Light Industrial

PARKING: Open, Wrap-Around Driveway

SIGNAGE: Building, Monument

HWY ACCESS: Route 9, I-95

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,864,900

MILL RATE: 19.26

TAXES: \$35,917.98 (thru Jan 2027)

EXPENSES

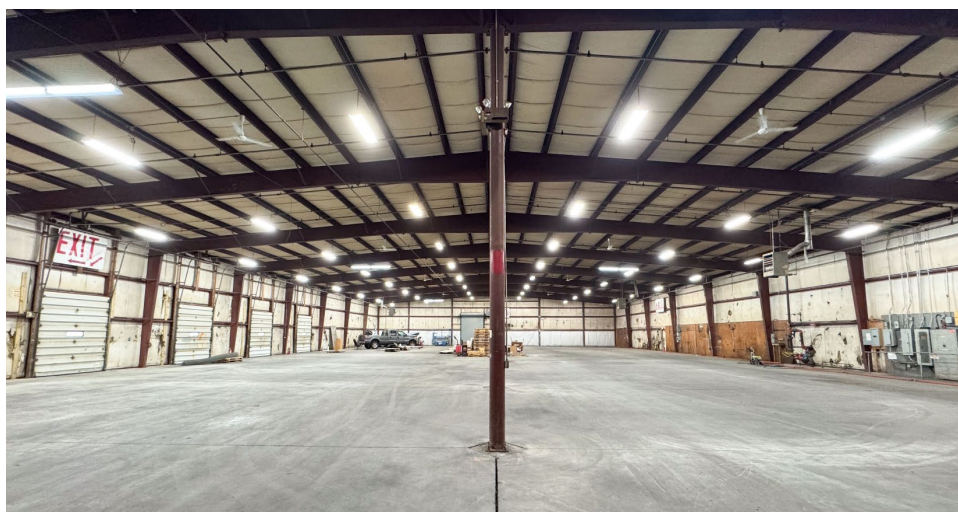
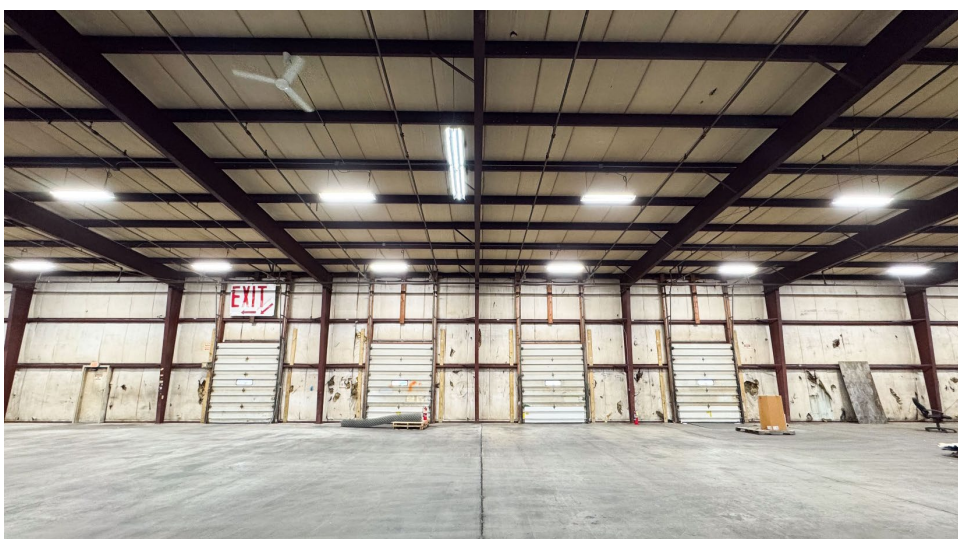
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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