

OFFICE & WAREHOUSE SPACE FOR LEASE



**23 SAYBROOK ROAD
ESSEX, CT**

- +/- 6,800 Total s.f. Available (+/- 700 s.f. Office & +/- 6,100 s.f. Warehouse)
- Two Bathrooms
- 120/208 Volt Three-phase Electrical Service with 480 Volt Three-phase Electrical Service Available
- Propane Heat
- Municipal Water
- One 10' Wide x 12' High At-Grade Overhead Door
- One 8' x 10' Loading Dock
- 18' Eave Height
- Custom Build Out Available for Additional Cost
- Great Road Frontage on State Route 154
- Easy Access to Route 9 and I-95
- Potential Uses: Corporate Headquarters/Office; Storage; Warehouse; Research & Development; Publishing/Printing; Manufacturing; RV/Marine/Boat Repair, Service & Storage; Construction/Landscaping Contractors Storage & Office; Motor Vehicle Detailing; Farm Stand/Nursery; and Commercial Kitchen

\$6.00 per s.f. Plus Utilities, Real Estate Taxes, Snow Shoveling



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