

## OFFICE, R&D, MANUFACTURING & STORAGE BUILDING FOR LEASE



**50 - 52 WEST AVENUE, UNIT 14-16  
ESSEX, CT**

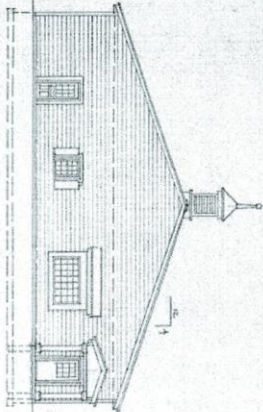
- +/- 9,600 s.f. Building includes 3,600 s.f. of Office and R&D Space plus 6,000 s.f. of Manufacturing and Storage Space
- 12' Ceilings in Manufacturing and Storage Space
- Four 10'H x 14'W At-Grade Overhead Doors
- Building New in 2004
- Large Outside Parking and Storage Areas Available
- Propane Heat
- Central A/C in Office and R&D Space
- City Water
- Limited Industrial Zoning
- Space can be Divided
- Located Adjacent to the Town Park at Sunset Pond and Town Park at Cross Lots
- Convenient to Route 9 and I-95

Call us with your questions or to schedule an appointment to see this professional office space.

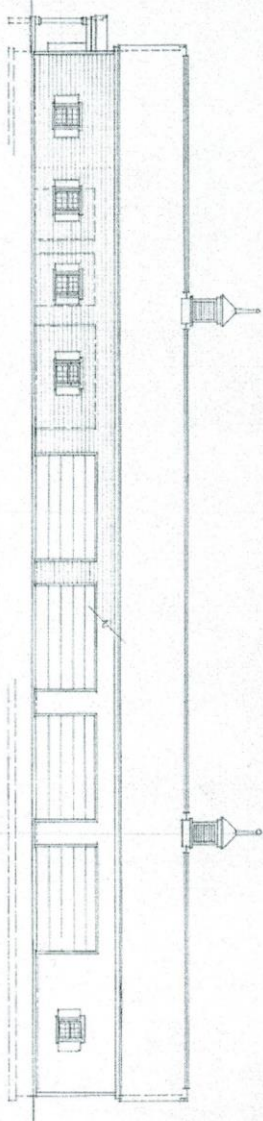


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1. SIDE ELEVATION (WEST)  
SCALE = 1/8" = 1'-0"



2. FRONT ELEVATION (WEST)  
SCALE = 1/8" = 1'-0"



3. SWING HYDRAULIC PLAN  
SCALE = 1/8" = 1'-0"

