



For Sale or Lease – Industrial Portfolio

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

FOR SALE: 39A - 40,000± SF INDUSTRIAL BUILDING | 100% LEASED | Must Be Sold as Portfolio

FOR SALE & LEASE: 39B - 24,000± SF INDUSTRIAL BUILDING

39A & 39 B - SALE PRICE: \$5,400,000 | 39B - LEASE RATE \$7.50/SF NNN

HIGHLIGHTS

- Value-Add Investment Opportunity
- **39A Industrial Park Rd – 100% Occupied**
 - 40,000± SF – Strong Single Tenancy in Place
 - 26’ Clear, 2 (8x10) Drive-in Doors, 4 (8x10) Docks
 - 24’x50’ Column Spacing
- **39B Industrial Park Rd – Vacant**
 - 24,000± SF
 - 17.6’ – 20’ Clear
 - 1 (10x13) Drive-in Door, 4 (8x10) Docks
 - 20’x54’ Column Spacing
 - Functional Space Immediately Available



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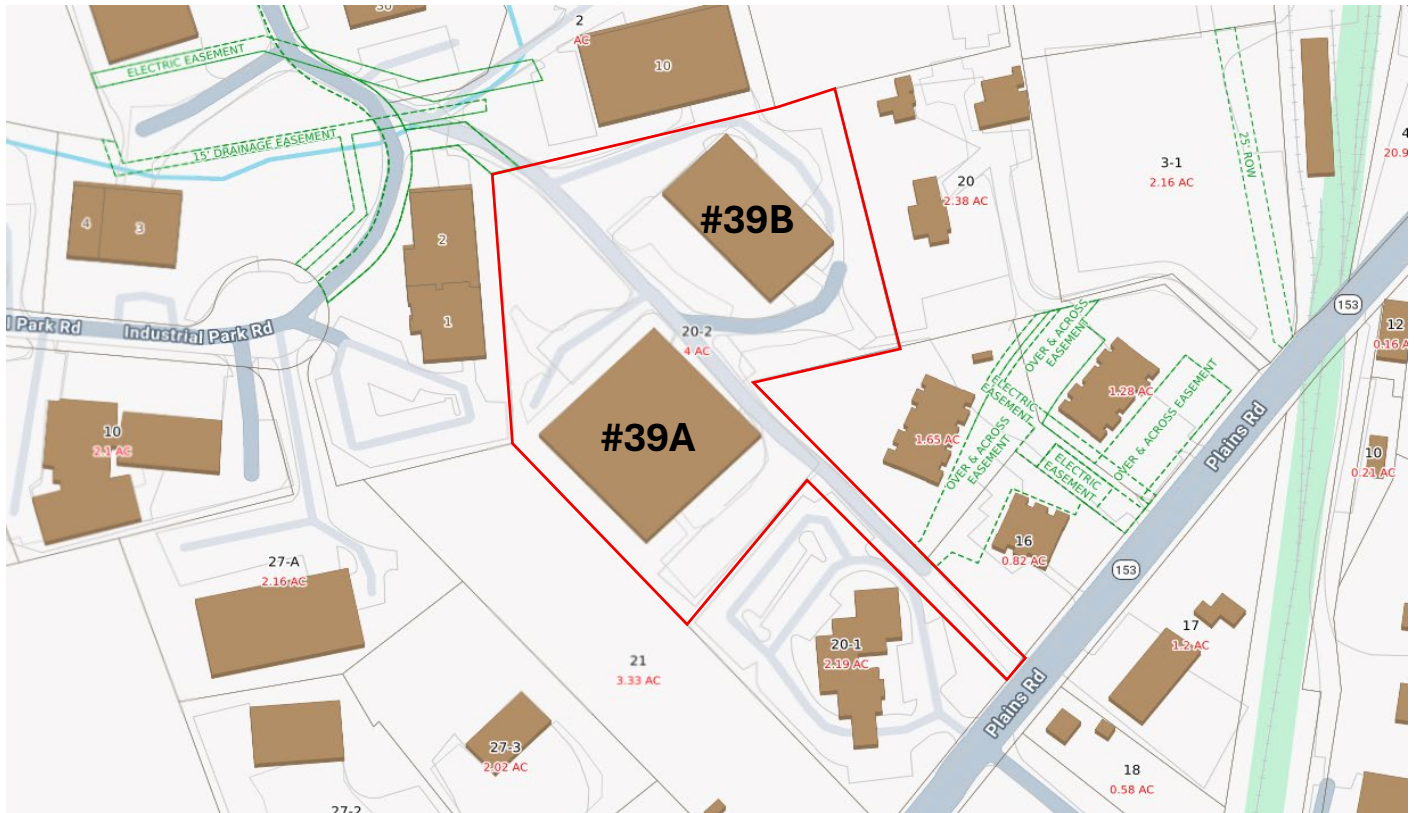


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39A Industrial Park Road – 40,000± SF

39B Industrial Park Road – 24,000± SF



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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

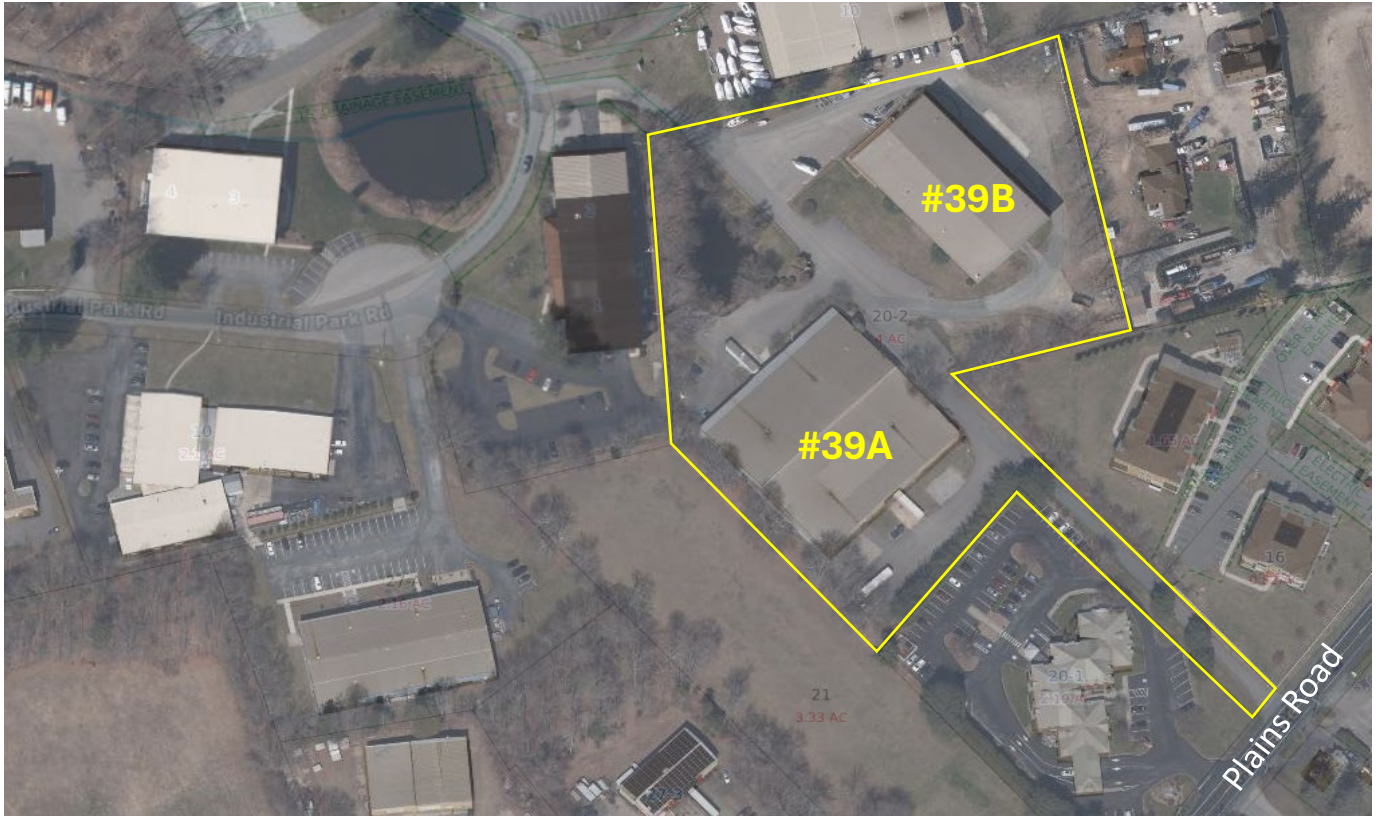
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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39A Industrial Park Road



39B Industrial Park Road



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Must Be Sold as Portfolio

BUILDING INFORMATION

	Bldg 39A	Bldg 39B
GROSS BLDG AREA:	40,000± SF	24,000± SF
AVAILABLE AREA:	None	24,000± SF
OCCUPANCY:	100% Leased	Vacant
LOADING DOCKS:	4 (8x10)	4 (8x10)
DRIVE-IN DOORS:	2 (8x10)	1 (10x13)
CLEAR HEIGHT:	26'	17.6' – 20'
COLUMN SPACING:	24' x 50'	20' x 54'
CONSTRUCTION:	Steel	Steel
ROOF TYPE:	Metal	Metal
YEAR BUILT:	1988	1990

MECHANICAL EQUIPMENT

AIR CONDITIONING:	Partial	Partial
HEAT:	Forced Air	Forced Air
ELECTRIC/POWER:	1200 amp, 3 Phase	400 amp, 3 Phase
GENERATOR:	Full Building	

SITE INFORMATION

SITE AREA:	4.0± Acre Site
ZONING:	LI – Light Industrial
PARKING:	Shared Between Buildings
SIGNAGE:	Building, Monument
HWY ACCESS:	Route 9, I-95

UTILITIES

SEWER/WATER:	Septic / Public Connected
GAS:	Yes

TAXES

ASSESSMENT:	\$1,864,900
MILL RATE:	18.63
TAXES:	\$34,743.10 (thru Jan 2026)

EXPENSES

RE TAXES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



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