



3,323± SF  
End Cap Unit

2,800± SF  
Free-Standing Building

# FOR LEASE

BOKUM CENTER – 125 Westbrook Rd, Essex, CT 06426

3,323± SF END CAP & 2,800± SF FREE-STANDING BUILDING W/ DRIVE-THRU

SUBLEASE RATE \$16.50/SF NNN

## HIGHLIGHTS

- 3,323± SF Available
  - End Cap with Loading Dock
- 2,800± SF Available
  - Free Standing Building
  - Drive-thru (**LIMITED TO BANK USE ONLY**)
- ADT: 11,245±
- Signalized Intersection
- Signage: Roadside Monument & On-Building
- 1.1 Miles from Route 9

### CONTACT

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**BUILDING INFORMATION**

**GROSS BLD. AREA:** 42,719± SF  
**AVAILABLE AREA:** 3,323± SF & 2,800± SF  
**# OF FLOORS:** 1  
**LOADING DOCKS:** 2  
**CLEAR HEIGHT:** 17'  
**CONSTRUCTION:** Masonry  
**ROOF TYPE:** Ballasted EPDM  
**YEAR BUILT:** 1985

**MECHANICAL EQUIPMENT**

**AIR CONDITIONING:** Central AC  
**HEAT:** Propane, Forced Air  
**SPRINKLERED:** Yes  
**ELECTRIC/POWER:** 600a, 240V  
**LIGHTING:** LED/Other

**SITE INFORMATION**

**SITE AREA:** 3.87± Acres  
**ZONING:** Commercial  
**PARKING:** 147 Surface Spaces  
**SIGNAGE:** Monument & On-Building  
**VISIBILITY:** Excellent  
**FRONTAGE:** 395' on CT-153  
**HWY ACCESS:** Rt. 9, Exit 3 or I-95, Exit 65  
**TRAFFIC COUNT:** 11,253± ADT

**UTILITIES**

**SEWER:** Septic  
**WATER:** City  
**GAS:** Propane

**TAXES**

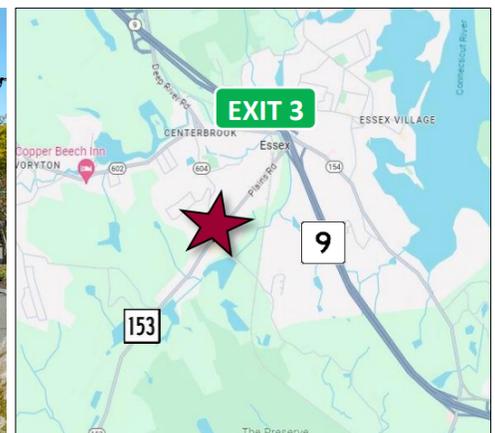
**ASSESSMENT:** \$2,163,200  
**MILL RATE:** 21.81  
**TAXES:** \$46,590.52

**EXPENSES**

**RE TAXES:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord  
**NNN EXPENSES:** \$5±/SF

**OTHER TENANTS**

Walgreens, DG Market, Subway, Essex Wine & Spirits, SNAP Fitness, Hong Kong Kitchen, Physical Therapy and Sports Medicine Center



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