



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
- 20'x54' Column Spacing
- Wrap-Around Driveway



Will Braun,
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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

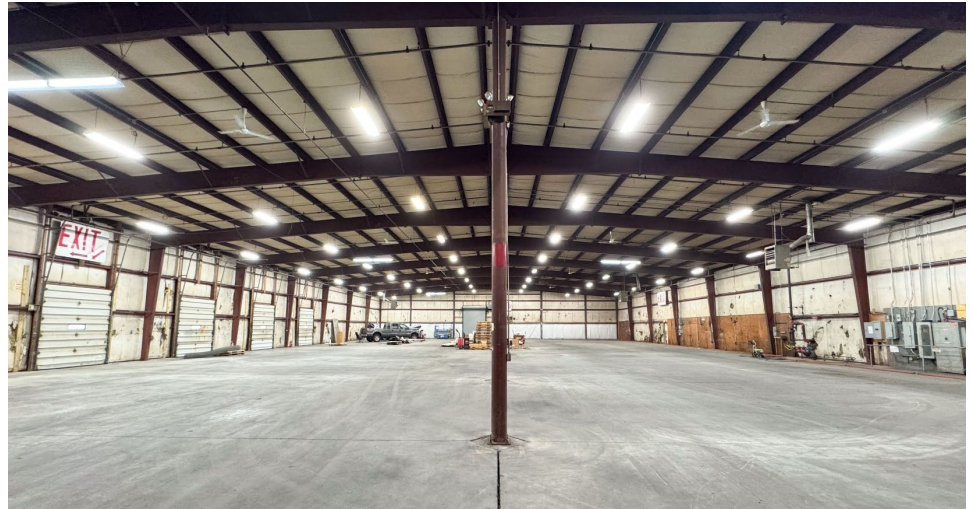
SEWER/WATER: Septic / Public Connected
GAS: Yes

TAXES

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

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



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