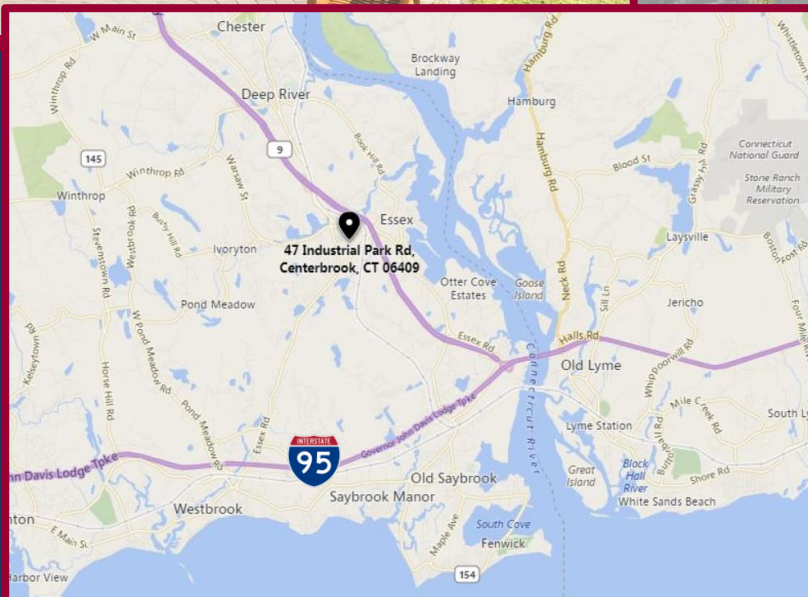


**LEASE RATE:  
\$7/SF NNN**

## **6,400± SF OFFICE SPACE FOR LEASE LIGHT INDUSTRIAL WAREHOUSE / FLEX BUILDING**

**47 Industrial Park Road, Centerbrook (Essex), CT 06409**



**LEASE RATE:  
\$7/SF NNN**

Scan the QR Code below with a  
barcode scanner on your smart  
phone to access our website.



Connect with us:



While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

**47 Industrial Park Rd, Centerbrook**

# LIGHT INDUSTRIAL WAREHOUSE FLEX BUILDING

47 Industrial Park Road, Centerbrook (Essex), CT 06409

## BUILDING INFORMATION:

GROSS BLDG AREA: 20,000± SF  
AVAILABLE OFFICE SF: 6,400± SF  
ADD'L MEZZANINE SF: 6,400± SF  
NUMBER OF FLOORS: 1  
CLEAR HEIGHT: 18-21'  
CONSTRUCTION: Steel  
ROOF TYPE: Metal  
YEAR BUILT/RENOVATED: 1987 / 2011

## MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central Air - Office only  
TYPE OF HEAT: Propane, Warm Air  
ELECTRIC SERVICE: 1600amp, 3ph  
SPRINKLERED: Wet system

## UTILITIES:

SEWER: Septic  
WATER: Well

## COMMENTS:

6,400± SF nicely appointed Office space for Lease located at 47 Industrial Park Road in the town of Centerbrook (Essex), CT. There is also 6,400± SF of load bearing mezzanine space. Located less than a mile from Route 9 at Exit 3.

## DIRECTIONS:

Route 9 Exit 3 or I-95 to Exit 65 (Route 153) to Essex Road to Westbrook Road to Industrial Park Road.

## SITE:

SITE AREA: 2.16± acres  
ZONING: LI (Light Industrial)  
PARKING: Ample Parking  
SIGNAGE: Pylon, Building  
HWY ACCESS: I-95, Route 9

## TAXES:

ASSESSMENT: \$699,200 (2018)  
MILL RATE: 21.81 mills  
TAXES: \$15,249.56

## EXPENSES:

RE TAXES: (X) Tenant ( ) Landlord  
UTILITIES: (X) Tenant ( ) Landlord  
INSURANCE: (X) Tenant ( ) Landlord  
MAINTENANCE: (X) Tenant ( ) Landlord  
JANITORIAL: (X) Tenant ( ) Landlord

**LEASE RATE:**  
**\$7/SF NNN**

## Property Highlights

- 6,400± SF nicely appointed Office space for Lease
- Plus additional 6,400± SF Mezzanine space
- Zoning: LI
- I-95 Exit 65
- Route 9 Exit 3



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



For more information contact:

**Tim McMahon**  
203-643-1007

[tmcmahon@orlcommercial.com](mailto:tmcmahon@orlcommercial.com)

2 Summit Place  
Branford, CT 06405  
Tel: (203) 488-1555  
Fax: (203) 315-4046



[www.orlcommercial.com](http://www.orlcommercial.com)



Play Video



While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.