

## OFFICE & WAREHOUSE SPACE FOR LEASE



23 SAYBROOK ROAD  
ESSEX, CT

- +/- 3,100 Total s.f. Available (+/- 1,500 s.f. Office & +/- 1,600 s.f. Warehouse)
- Potential to expand warehouse up to an additional 4,000 s.f. with 1 additional truck dock
- Access to Common Lavs and Common Loading Dock
- Office Includes Large, Open Work Area Plus Three Private Offices/Meeting Rooms and Kitchen Area
- 40' x 40' Warehouse is Large, Open Area with Office Area
- Custom Build Out Available for Additional Cost
- Great Road Frontage on State Route 154
- Easy Access to Route 9 and I-95
- Owner/Broker
- Potential Uses: Corporate Headquarters/Office; Storage; Warehouse; Research & Development; Publishing/Printing; Manufacturing; RV/Marine/Boat Repair, Service & Storage; Construction/Landscaping Contractors Storage & Office; Motor Vehicle Detailing; Farm Stand/Nursery; and Commercial Kitchen

\$6.50 per s.f. Plus Utilities



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