

**FOR LEASE**



**BOKUM ROAD BUSINESS PARK  
43 BOKUM ROAD, BUILDING 2, ESSEX, CT**

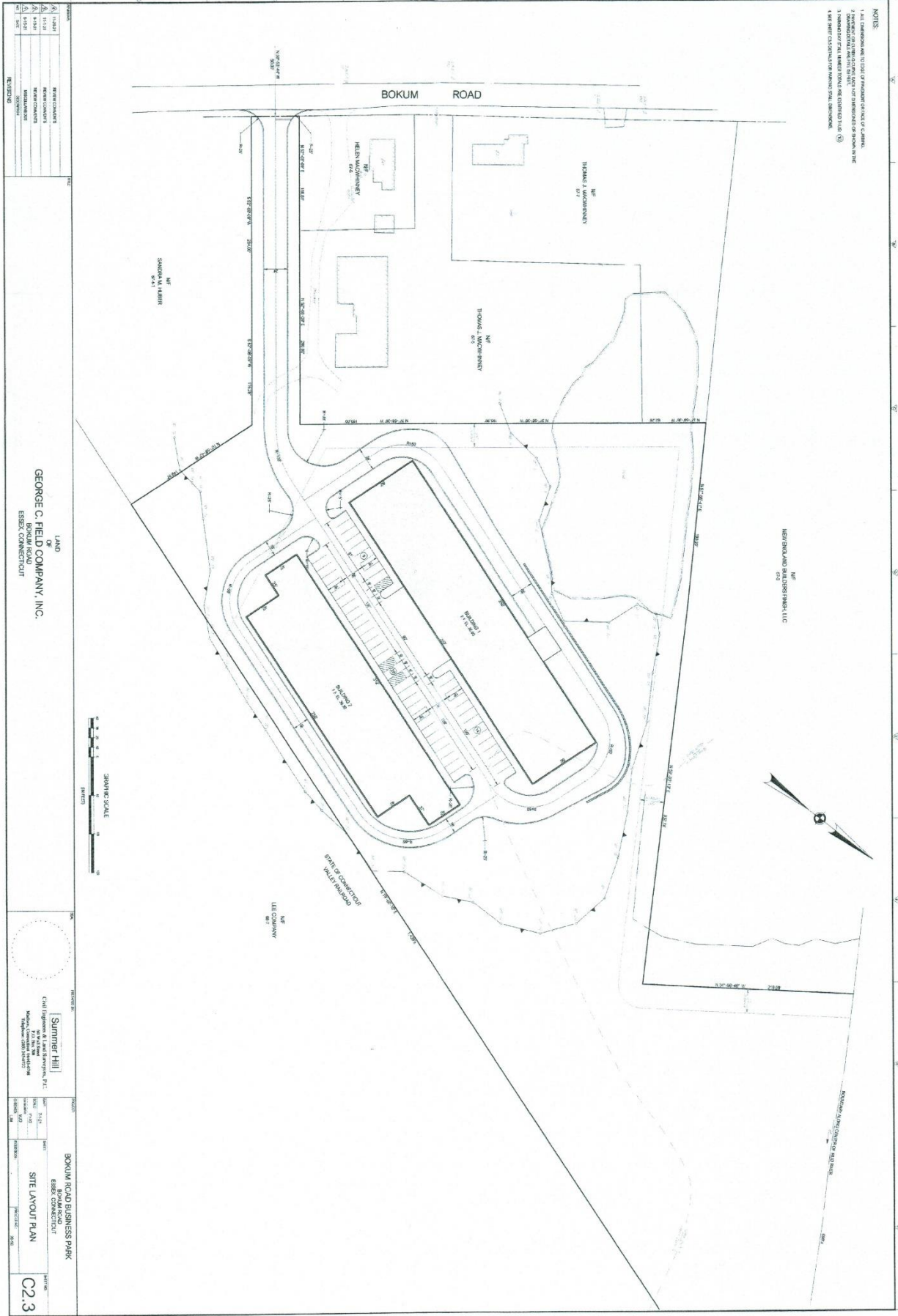
- Brand New 24,480 s.f. Industrial Building
- Build to Suit
- Municipal Water
- Septic System
- Natural Gas Available
- Convenient to Both Route 9 and Interstate 95
- See Site Plan, Floor Plan, and Building Elevations Attached
- Owner/Broker
- Potential Uses: Corporate Headquarters/Office; Storage; Waterhouse; 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

NNN Rental Rate to be Determined Depending on Build Out & Specification Requirements



George C. Field Company, Inc. • P.O. Box 24 • Essex, CT 06426  
Tel: 860-767-0000 Fax: 860-767-7124  
Email: [info@the-clark-group.com](mailto:info@the-clark-group.com)  
[www.the-clark-group.com](http://www.the-clark-group.com)

NOTES  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. DIMENSIONS TO FACE SHALL BE TO THE CENTERLINE OF THE ROAD OR DRIVE.  
 3. DIMENSIONS TO FACE SHALL BE TO THE CENTERLINE OF THE DRIVE OR DRIVEWAY.  
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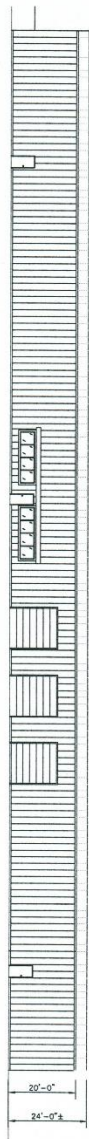
NO.	DATE	REVISIONS
1	11/11/11	PRELIMINARY
2	11/11/11	REVISED
3	11/11/11	REVISED
4	11/11/11	REVISED
5	11/11/11	REVISED
6	11/11/11	REVISED
7	11/11/11	REVISED
8	11/11/11	REVISED
9	11/11/11	REVISED
10	11/11/11	REVISED

LAND  
 OF  
**GEORGE C. FIELD COMPANY, INC.**  
 BOKUM ROAD  
 ESSEX, CONNECTICUT

GRAPHIC SCALE  
 0 10 20 30 40 50 60 70 80 90 100  
 FEET

Sumner Hill  
 CIVIL ENGINEERING & ARCHITECTURE, P.C.  
 1000 Main Street, Suite 100  
 Middletown, Connecticut 06457  
 Telephone: (860) 346-1111  
 Fax: (860) 346-1112  
 www.sumnerhill.com

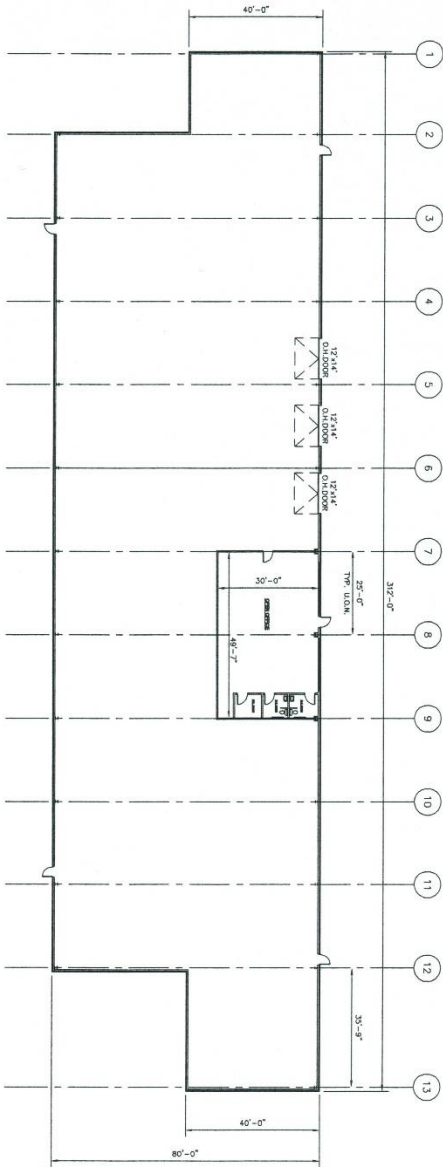
BOKUM ROAD BUSINESS PARK  
 ESSEX, CONNECTICUT  
**SITE LAYOUT PLAN**  
 C2.3



**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**NORTH / SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"  
ROOF PITCH = 1:12



**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

This drawing and details on hereof, is the property of and for the specific project and shall not be reproduced or copied in any form without the consent of the architect.

0' 8' 16' 32'  
SCALE: 1/16" = 1'-0"



No.	Date	Revision
1	1/16/22	Submission
2	1/16/22	Meeting
3	1/16/22	Issue/Revision

**R. NEL HAYES, JR.**  
Architect

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**NEW INDUSTRIAL BUILDINGS**

57 RYAN ROAD  
BRIDGE CT

Date: 2/27/2020  
Scale: AS SHOWN

**PLANS and ELEVATIONS**

**BLDG-B  
SCM-1**