

FOR LEASE | BOKUM CENTER – CENTERBROOK

3,323± SF End Cap & 2,800± SF Free-standing building with drive-thru

125 Westbrook Road, Essex, CT 06426 - UNDER NEW OWNERSHIP

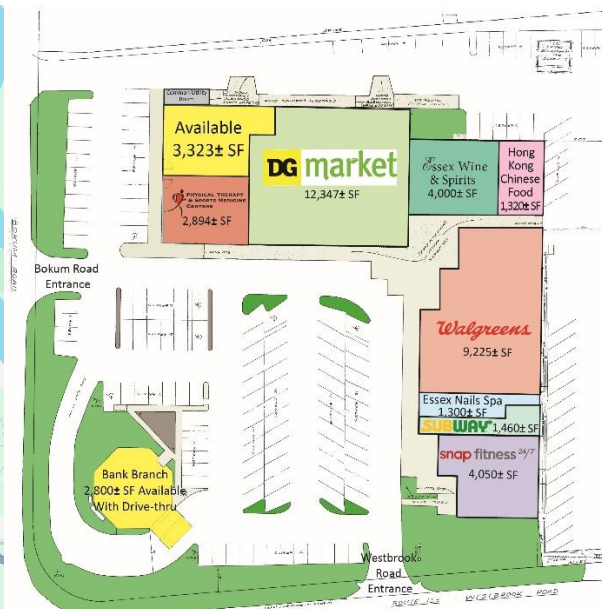
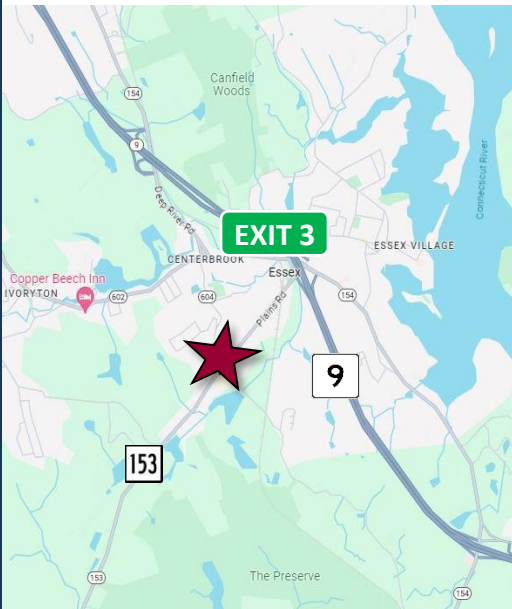
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Property Highlights

- Under New Ownership
- 3,323± SF Available – End Cap
- 2,800± SF Available – Free Standing Bldg with Drive-thru
- 11,253± Average Daily Traffic
- 147 Parking Spaces
- 1.1 Miles from CT Route 9
- Signalized Intersection
- 42,719± SF Building
- 3.87 acres
- Excellent Visibility
- Signage Monument at Road and On Building
- Strong Long-Term Co-tenants
- Many area amenities

For more information contact: Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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BUILDING INFORMATION

GROSS BLDG AREA	42,719± SF
AVAILABLE AREA	3,323± SF & 2,800± SF
MAX CONTIGUOUS AREA	3,323± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	17'
LOADING DOCKS	2
CONSTRUCTION	Masonry
ROOF TYPE	Ballasted EPDM
YEAR BUILT	1985

SITE INFORMATION

SITE AREA	3.87 acres
ZONING	C, Commercial
PARKING	147 surface spaces
SIGNAGE	Monument at road and on Bldg
VISIBILITY	Excellent
FRONTAGE	395' on CT-153
HWY ACCESS	CT-9 Exit 3, I-95 Exit 65
TRAFFIC COUNT	11,253 ADT

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
CAM	\$5.00 PSF Estimate	

MECHANICAL EQUIPMENT

AIR CONDITIONING	Cooled by display units
TYPE OF HEAT	Propane, Forced air
SPRINKLERED	Yes
ELECTRIC SERVICE	600a, 240v
LIGHTING	LED/Other

UTILITIES

SEWER	Septic
WATER	City
GAS	Propane

TAXES

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

OTHER TENANTS

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

COMMENTS

O,R&L Commercial is pleased to present 3,323± SF end cap of retail space and a 2,800± SF Free Standing Building with Drive-thru for lease in the Bokum Center at 125 Westbrook Rd, Essex, CT. The 42,719± SF shopping center is under new ownership and boasts national retailers and long-term tenancy. Great location, 1 mile from Rte 9 with 11,253 ADT.

DIRECTIONS

I-95 exit 69 to CT-9N exit 3, take CT-153 S for 1.1 miles, Shopping Center is on the right.

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 - Shopping
 - Banking
 - Dining



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