

# FOR LEASE | 2,800± SF BANK/RETAIL WITH DRIVE THRU

## BOKUM CENTER

125 Westbrook Road, Essex, CT 06426

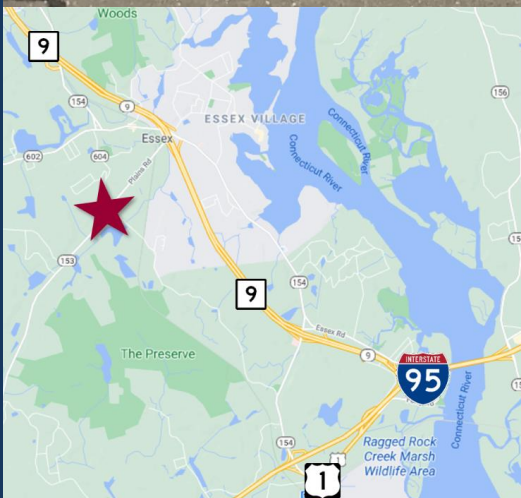
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### Property Highlights

- 2,800± SF Freestanding Building For Lease
- 11,253 ADT
- Drive-Thru
- 147 surface spaces
- 1.1 miles from CT Route 9
- Signalized intersection
- Excellent Visibility
- Signage monument at road and on building
- Strong long-term co-tenants
- Many areas amenities

For more information contact: Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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

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

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## BUILDING INFORMATION

GROSS BLD. AREA 2,800± SF  
MAX CONTIGUOUS AREA 2,800± SF  
NUMBER OF FLOORS 1  
CLEAR HEIGHT 10'  
CONSTRUCTION Clapboards  
ROOF TYPE Asphalt Shingle  
YEAR BUILT 1979

## 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

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Forced Air  
ELECTRIC SERVICE 400a 3 phase

## UTILITIES

SEWER Dedicated Septic  
WATER City  
GAS Propane Available

## EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord  
CAM \$4.05 PSF

## 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

**COMMENTS** O,R&L Commercial is pleased to present 2,800± SF of bank/retail space with drive-thru on a signalized intersection for lease in the Bokum Center at 125 Westbrook Road, Essex, CT. Great location 1 mile from Route 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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- Signage monument at road and on building
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- Many area amenities
  - Shopping
  - Dining



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