

Features

- ◆ All new Construction
- ◆ Layout Flexibility/Modular spaces
- ◆ DSL & Cable Ready
- ◆ Great Access to I-95 and Route 9
- ◆ Some of the lowest Taxes in the Region
- ◆ Availability of Screened Outside Storage
- ◆ Ample Parking
- ◆ Light Industrial/Manufacturing
- ◆ Approved for recreational uses/
businesses



Office space configurations available

Directions

From NY and South-

Take I-95/CT Turnpike North
Take Exit 65. Turn Left onto Route 153

From Boston and Rhode Island-

Take I-95 / CT Turnpike South
Take Exit 69 which merges onto Route 9 North
Take exit 3 (Essex), turn left onto Route 154
Turn Left onto Route 153

From Hartford-

Take I-91 South
Take exit 22 South (Route 9 South)
Take Route 9 South to exit 3 (Essex)
Turn right onto Route 153



For Additional Information Call :
860-767-2654

Or Email : info@necp.biz
www.necp.biz



NEW ENGLAND
COMMERCIAL PROPERTIES

46 Plains Road



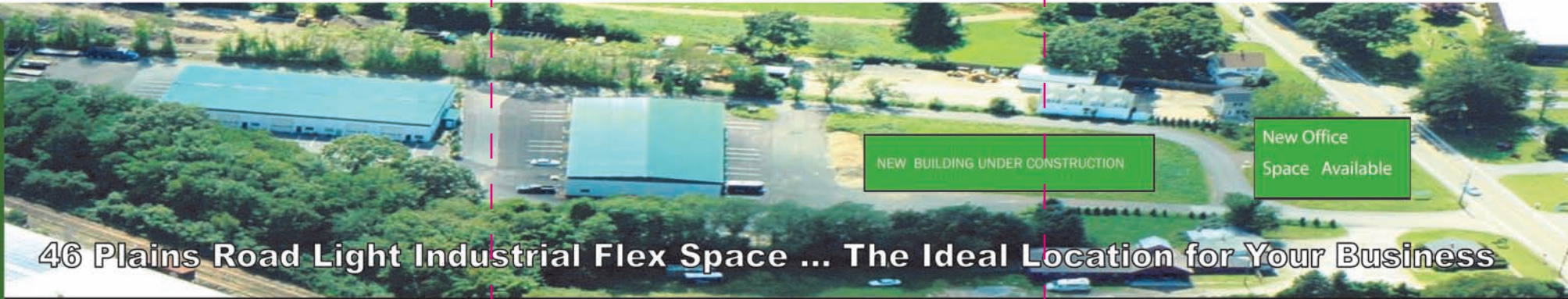
Light Industrial Flex Space

Located on
46 Plains Road (Rt. 153)
Essex, CT

The Ideal Location for Your Business



NEW ENGLAND
COMMERCIAL PROPERTIES



46 Plains Road Light Industrial Flex Space ... The Ideal Location for Your Business



NEW ENGLAND
COMMERCIAL PROPERTIES

Occupancy Availability: Building # 2

Typical 1,200 SF Unit Configuration

Ceiling Height : 19'4"

Overhead Door Size: 12' W x 14' HT

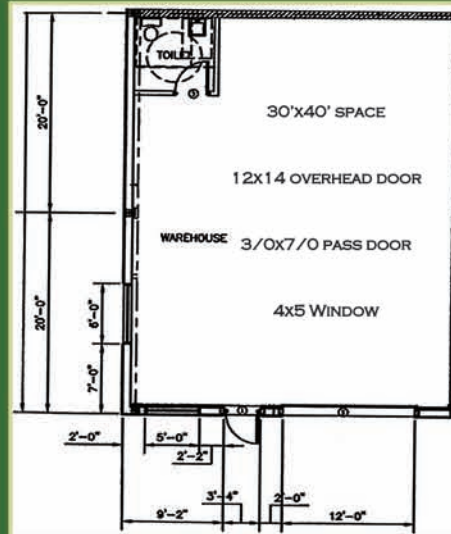
Unit Dimensions 30'wide x 40' deep

Warehouse- Propane Heat

Shop/Warehouse Space

1 Restroom

Office configurations available



Available Unit Sizes

1,200 SF	7,200 SF
2,400 SF	9,600 SF
3,600 SF	12,000 SF
4,800 SF	1,500 SF OFFICE SPACE

Existing Tenants Include: Interior Decorators, Warehouse/ Internet Businesses, Service Business, Artists, IT Professionals, Contractors, Marine Service Contractors

Approved for Recreational Businesses



3,600 SF Unit Steel Construction

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