



Witch Hazel Works

6 Main St, Essex, CT 06426



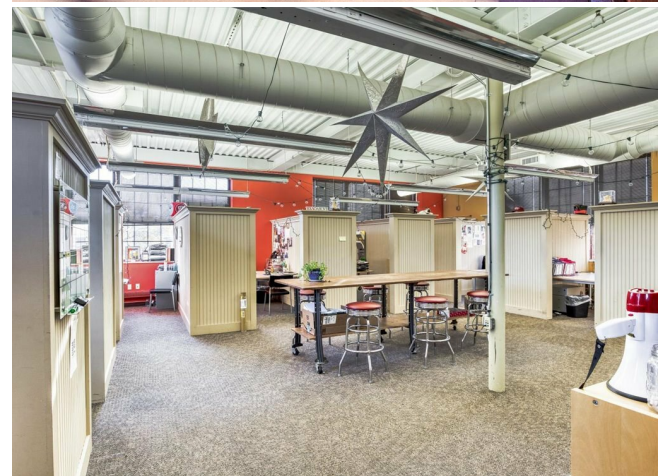
Kristina Quinones
MacBeth Ventures LLC
6 Main St, Suite 312, Centerbrook, CT 06409
kristinawhw@gmail.com

(860) 227-5542

Witch Hazel Works

\$18.00 /SF/Yr

TWO LARGE SUITES AVAILABLE at the Historic Witch Hazel Works Complex! 1,512sqft & 5,884sqft. The Witch Hazel Works property is one that is rich in history, culture, and ingenuity - situated close to the banks of the Connecticut River and less than 1 mile from Historic downtown Essex, Connecticut. This Class A property is less than one hour to Hartford and equal distance between New York City and Boston. Close proximity to I-95 and directly off of Exit 3 Southbound CT-9. 5G cellular network tower on site! Available January 1st, 2021, 1st floor, light-filled 1512 sq ft private suite and bathroom. Ideal space for a Financial, Law, Architecture, or creative Marketing firm. No CAM charges. Tenant is responsible for utilities and for their own cleaning. The property is in a high visibility area with good signage and more than ample parking. Enjoy unparalleled work and life experience, where history - steeped in craftsmanship and innovation- meets a reimagined, campus-like setting with exciting retail and commercial entities, opportunities, and modern world amenities.



Rental Rate:	\$18.00 /SF/Yr
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	25,000 SF
Year Built:	1862
Rental Rate Mo:	\$1.50 USD/SF/Mo

Steam Room Lower Floor Ste 101

Space Available	1,587 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	January 01, 2021
Service Type	Modified Gross
Space Type	New
Space Use	Industrial
Lease Term	1 - 5 Years

1

Steam Room Lower Floor Ste 102

Space Available	1,142 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	January 01, 2021
Service Type	Modified Gross
Space Type	New
Space Use	Industrial
Lease Term	1 - 5 Years

2

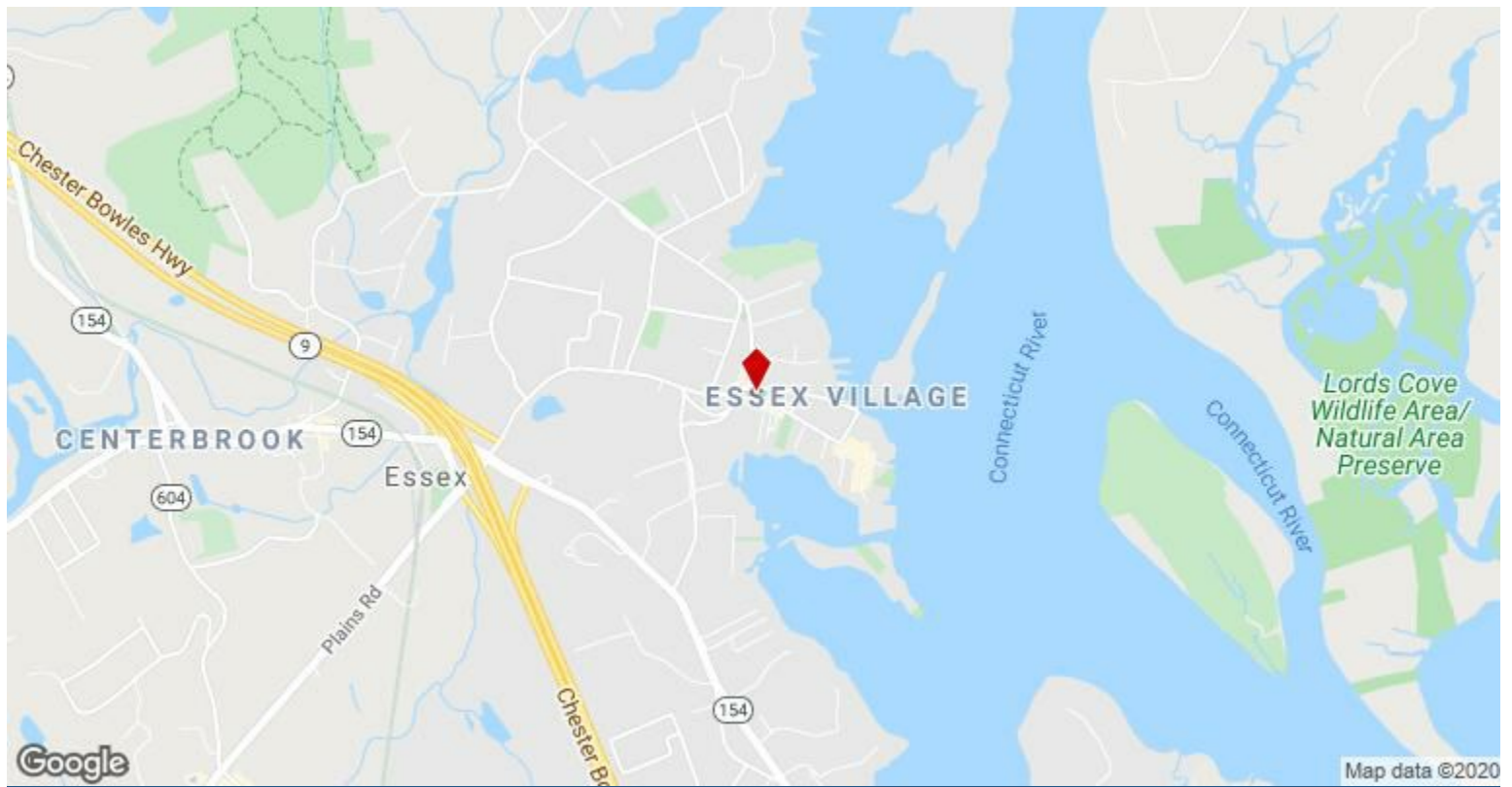
Studio 1st Floor Ste 112

Space Available	3,063 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	January 01, 2021
Service Type	Modified Gross
Space Type	New
Space Use	Industrial
Lease Term	1 - 5 Years

3

Candleshop 1st Floor Ste 113

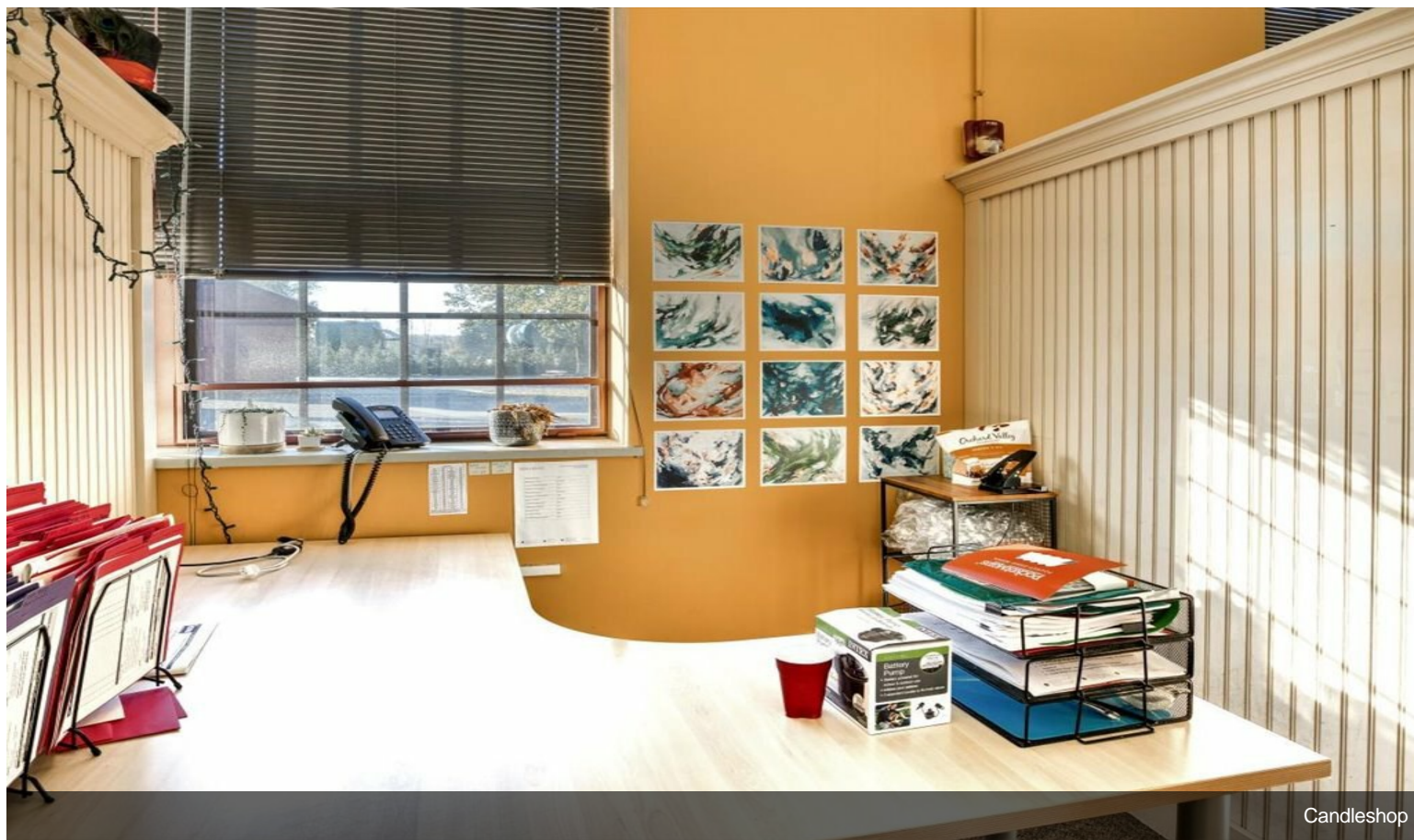
Space Available	1,512 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	January 01, 2021
Service Type	Modified Gross
Space Type	New
Space Use	Industrial
Lease Term	1 - 5 Years



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Property Photos

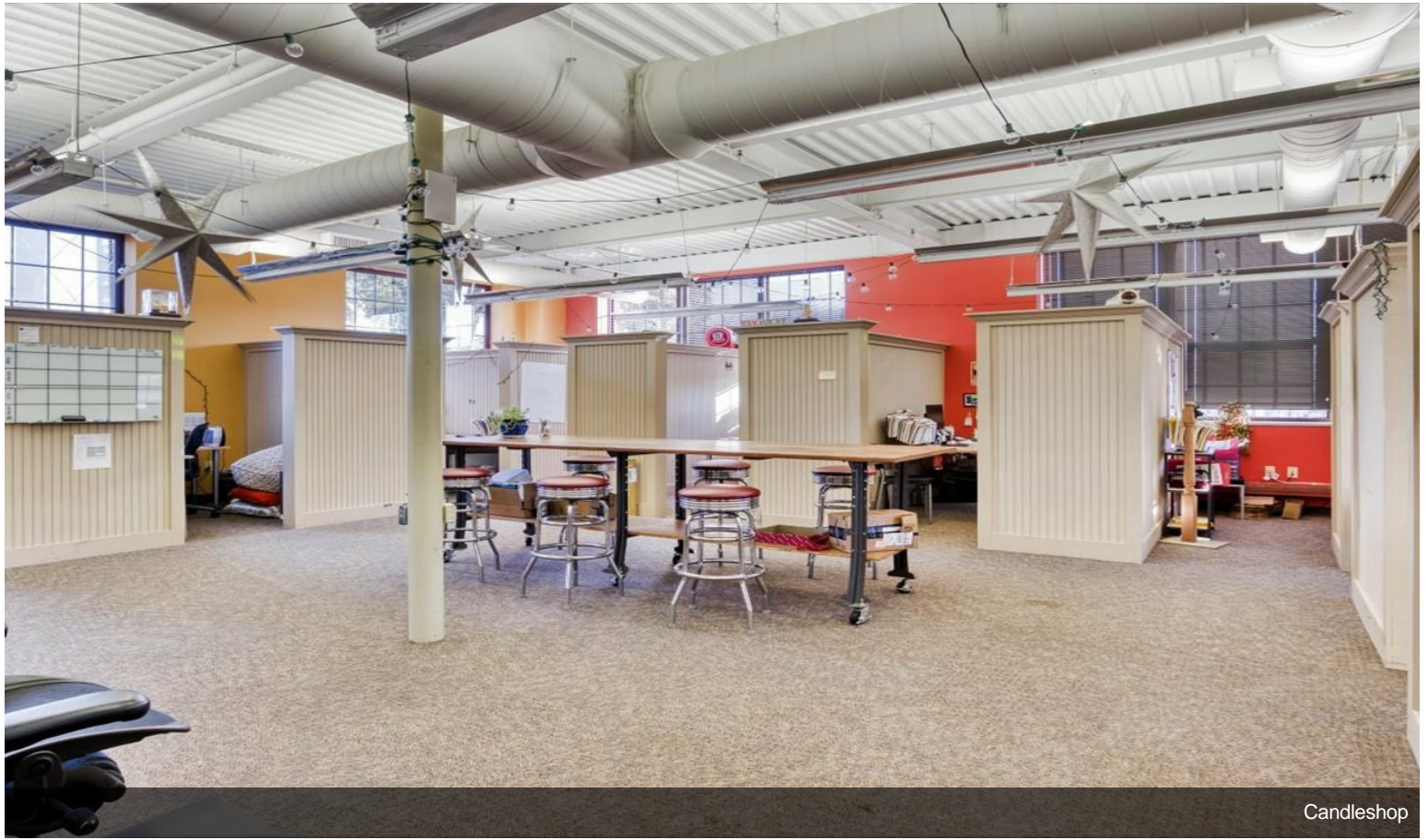


Candleshop

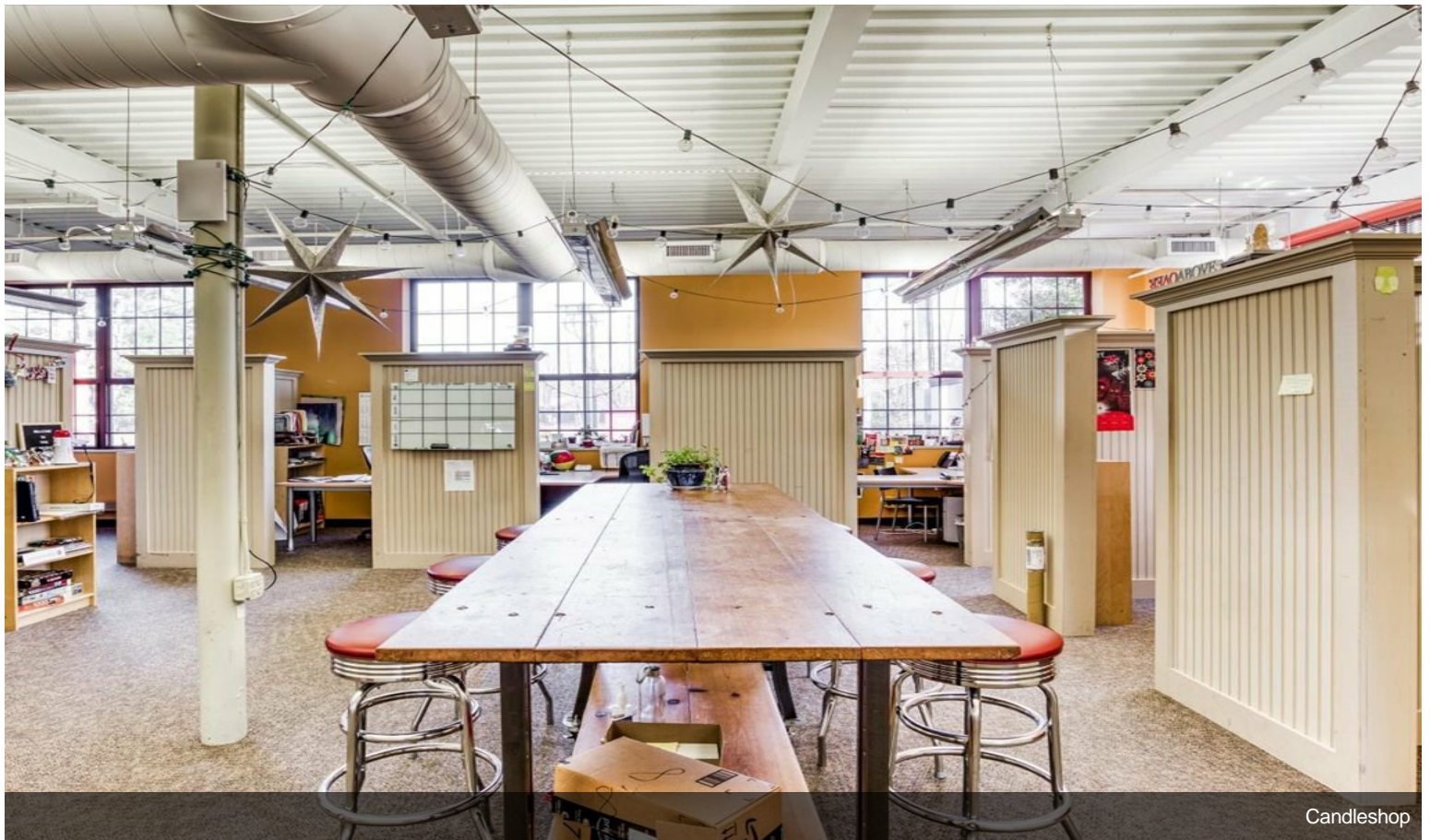


Complex Main Entrance

Property Photos



Candleshop

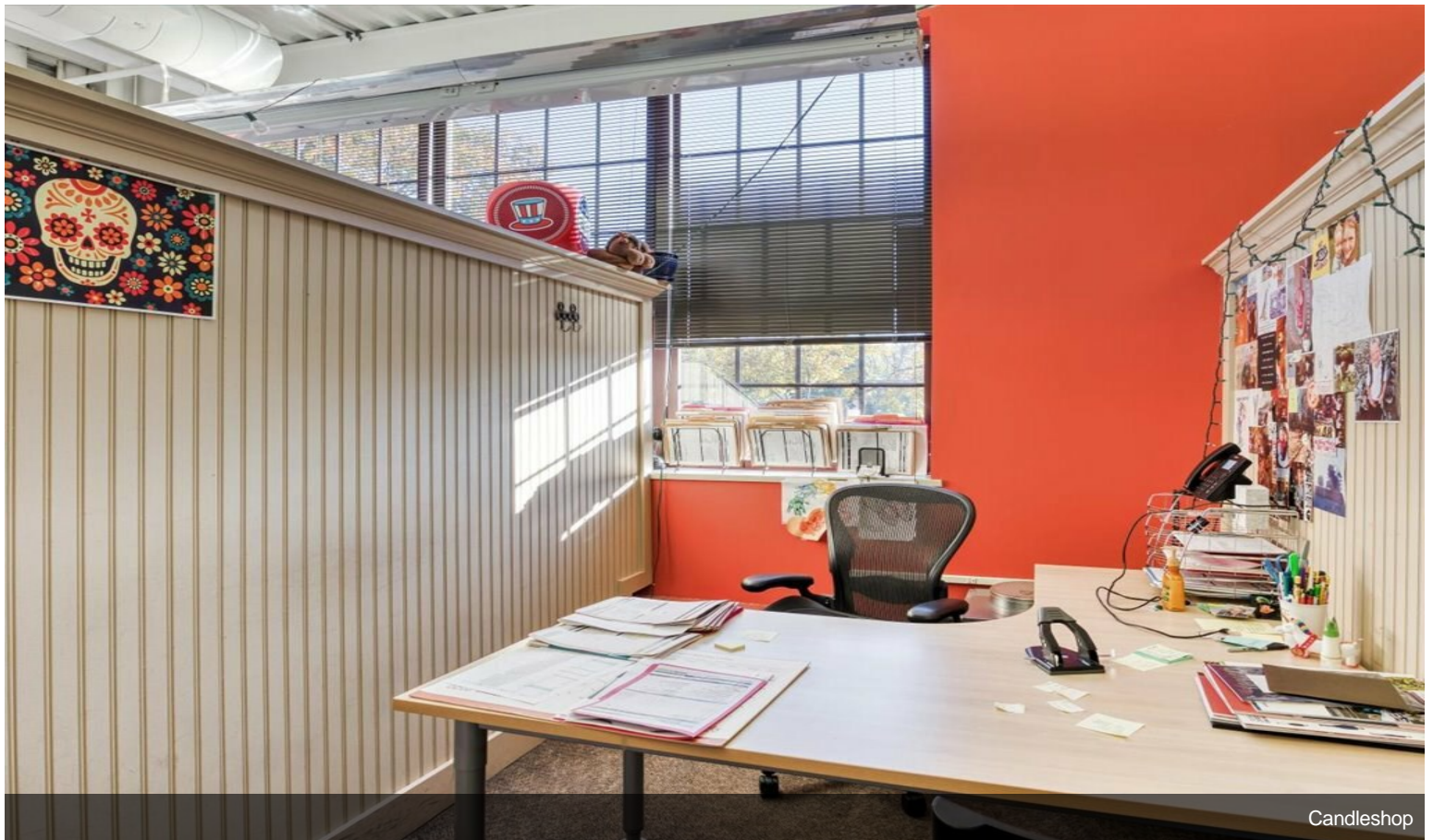


Candleshop

Property Photos



Candleshop

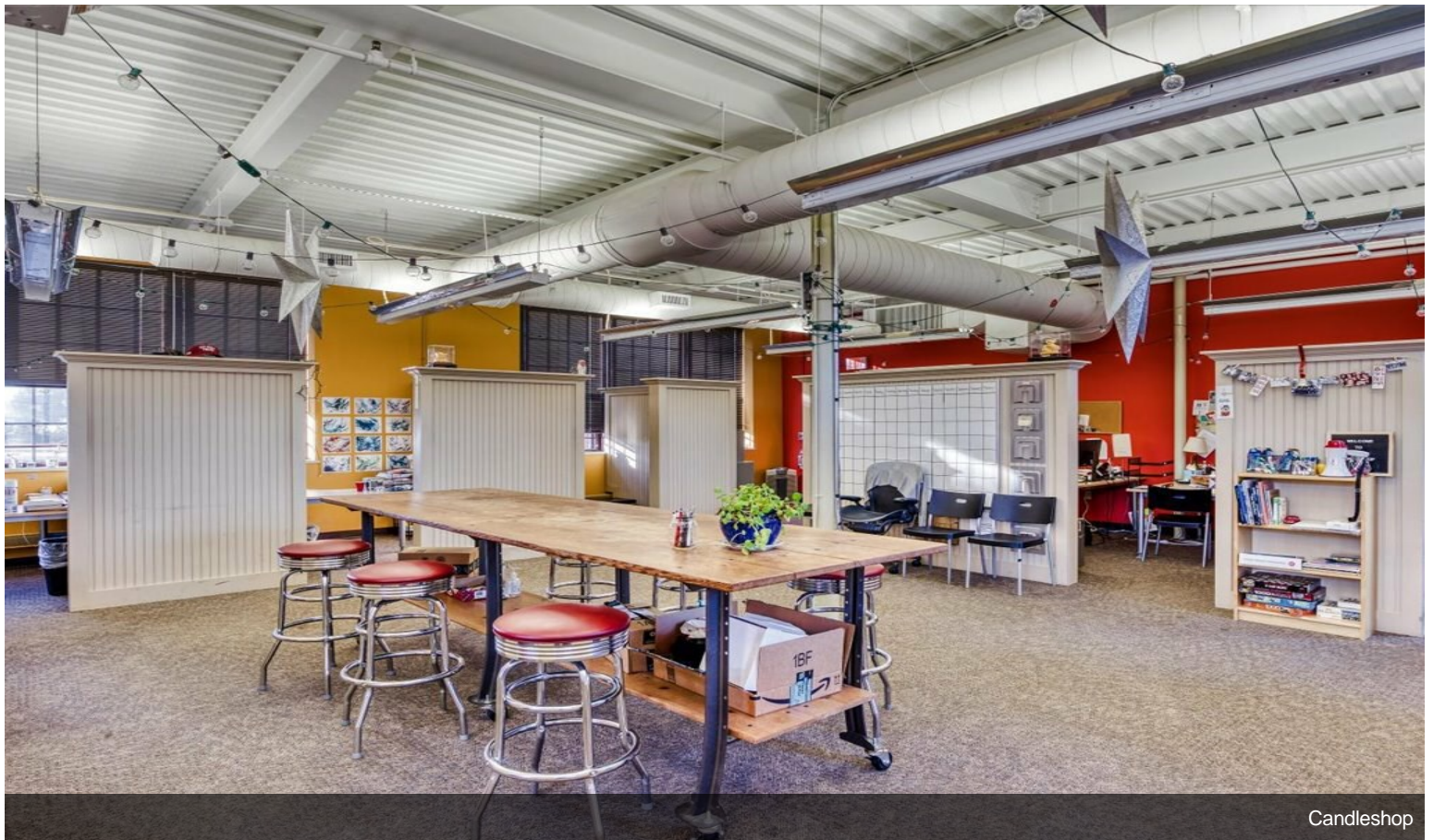


Candleshop

Property Photos

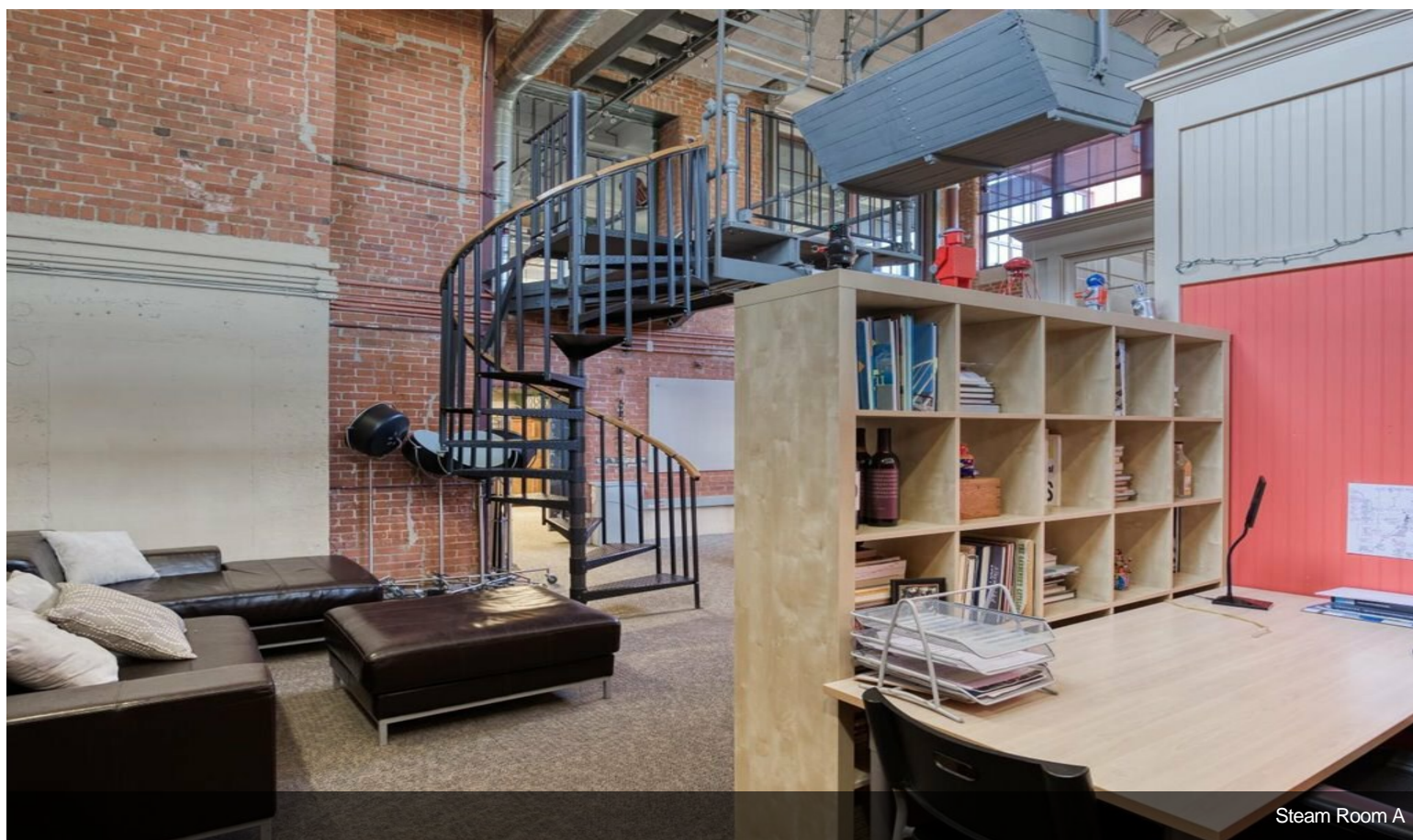


Candleshop

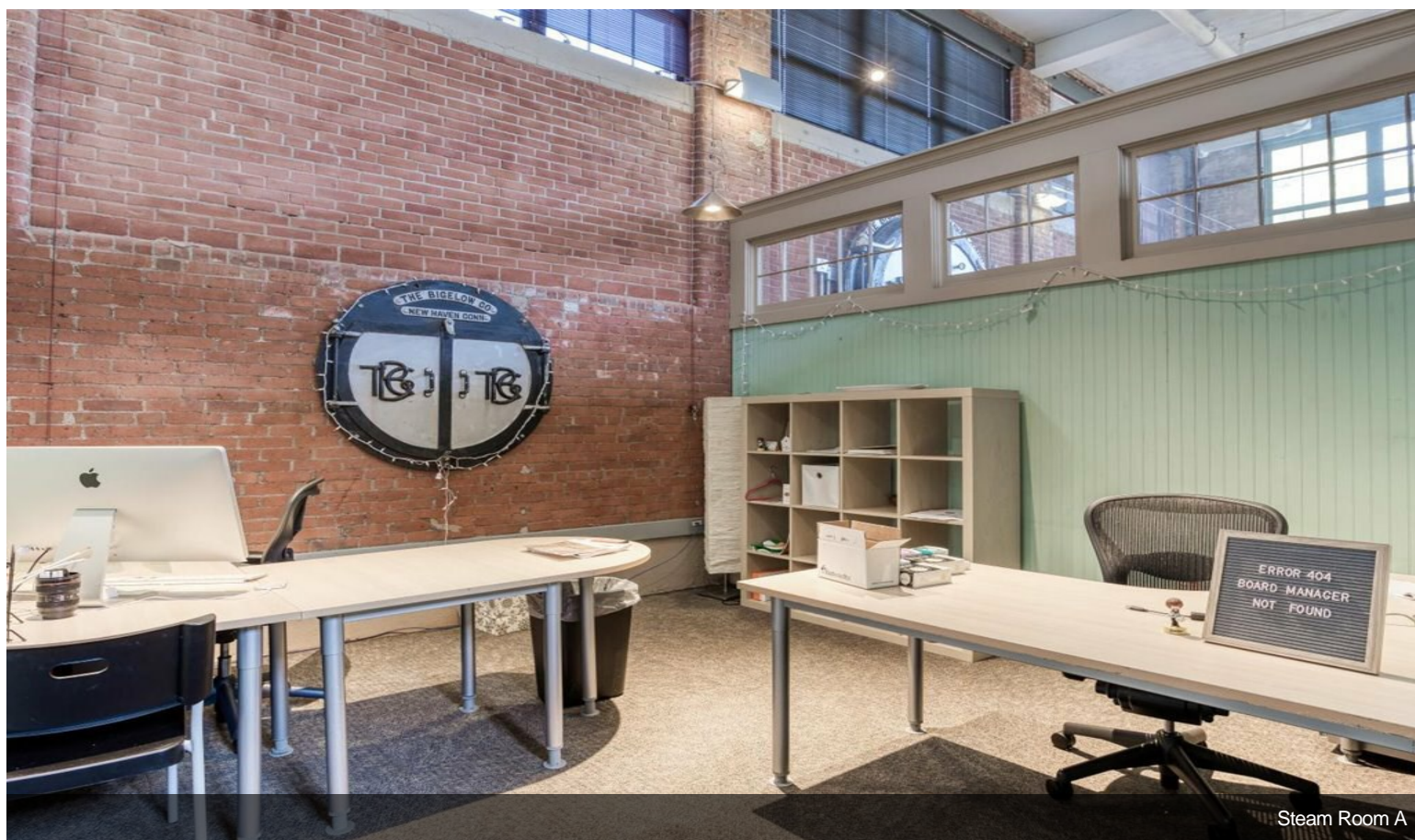


Candleshop

Property Photos

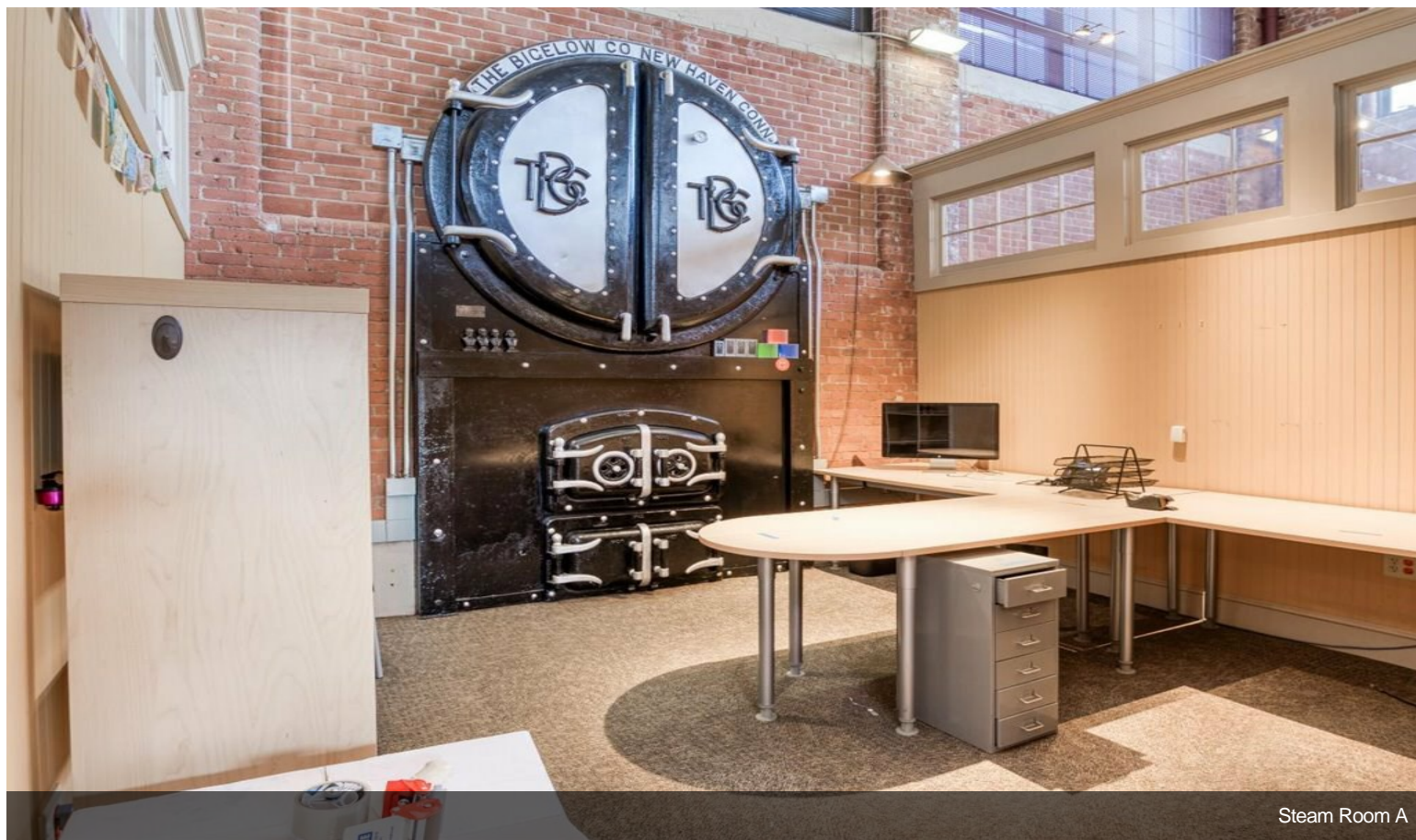


Steam Room A

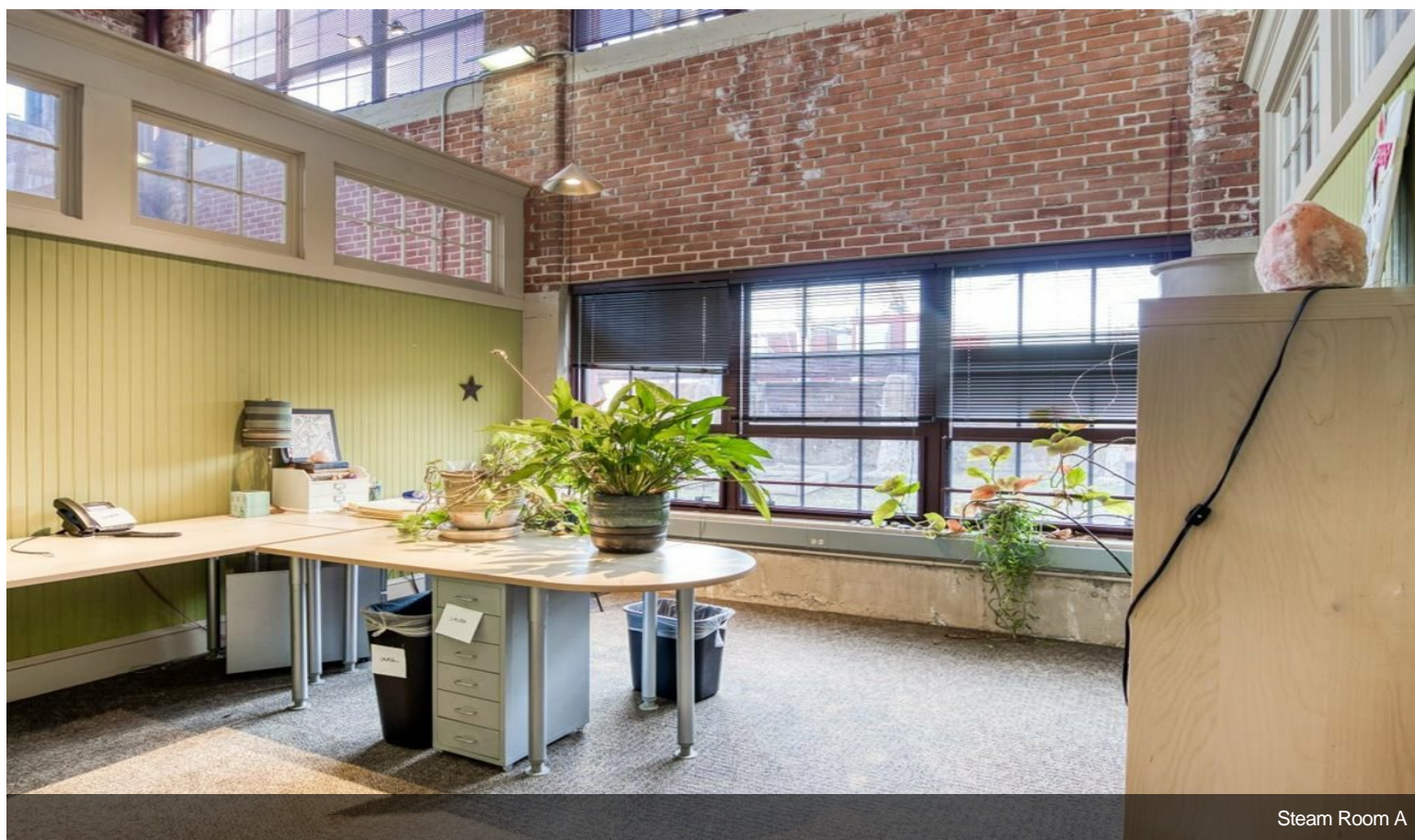


Steam Room A

Property Photos

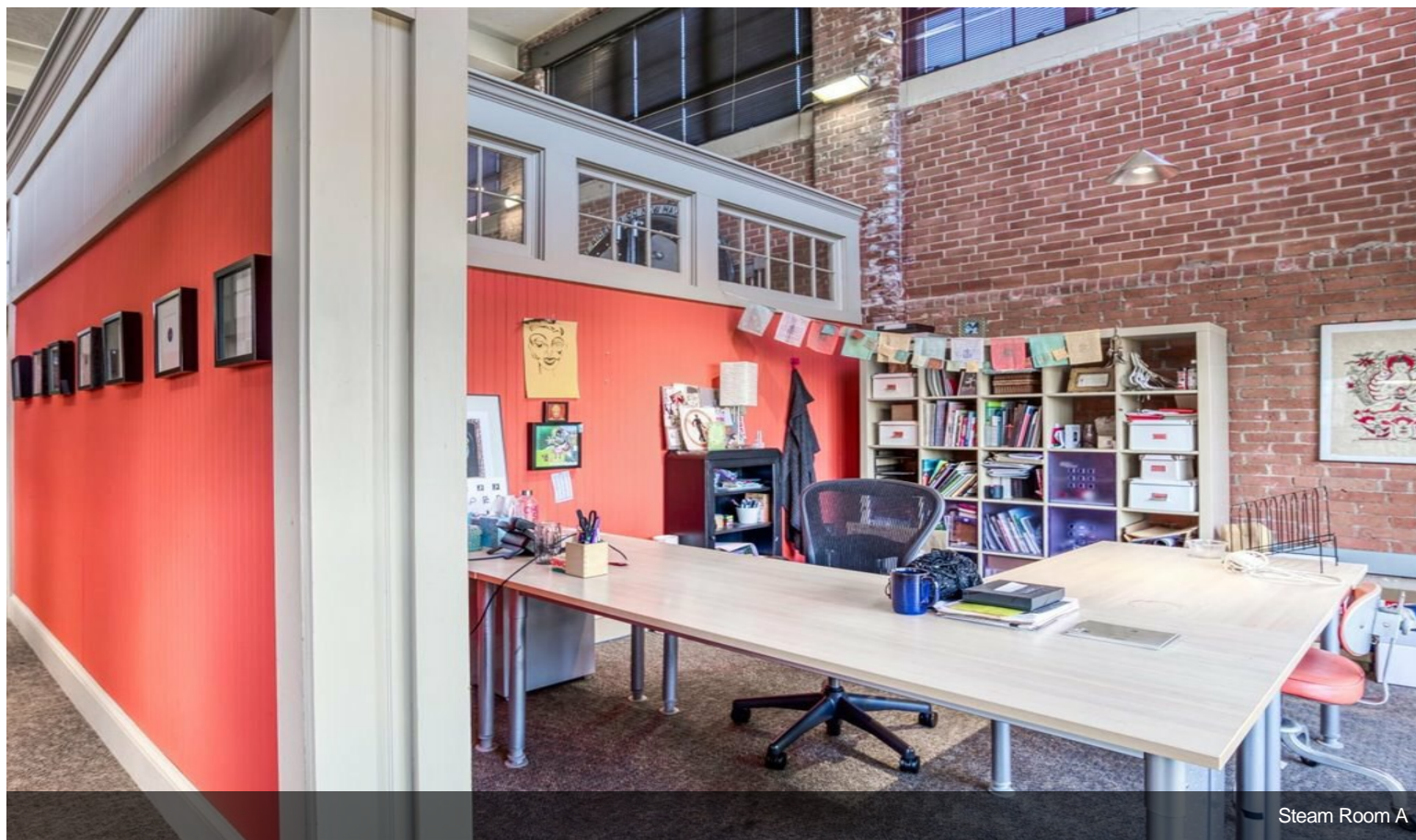


Steam Room A



Steam Room A

Property Photos

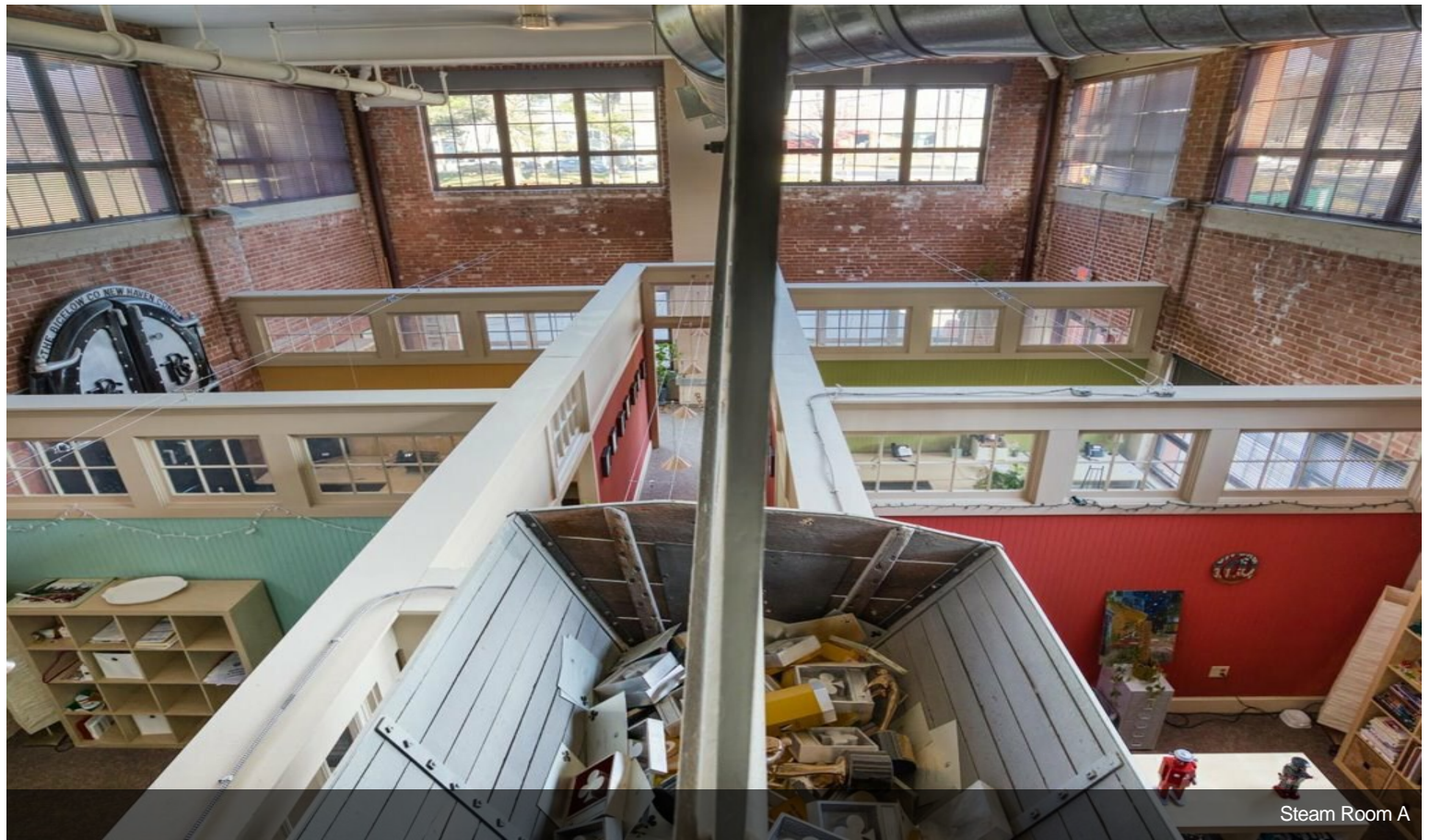


Steam Room A

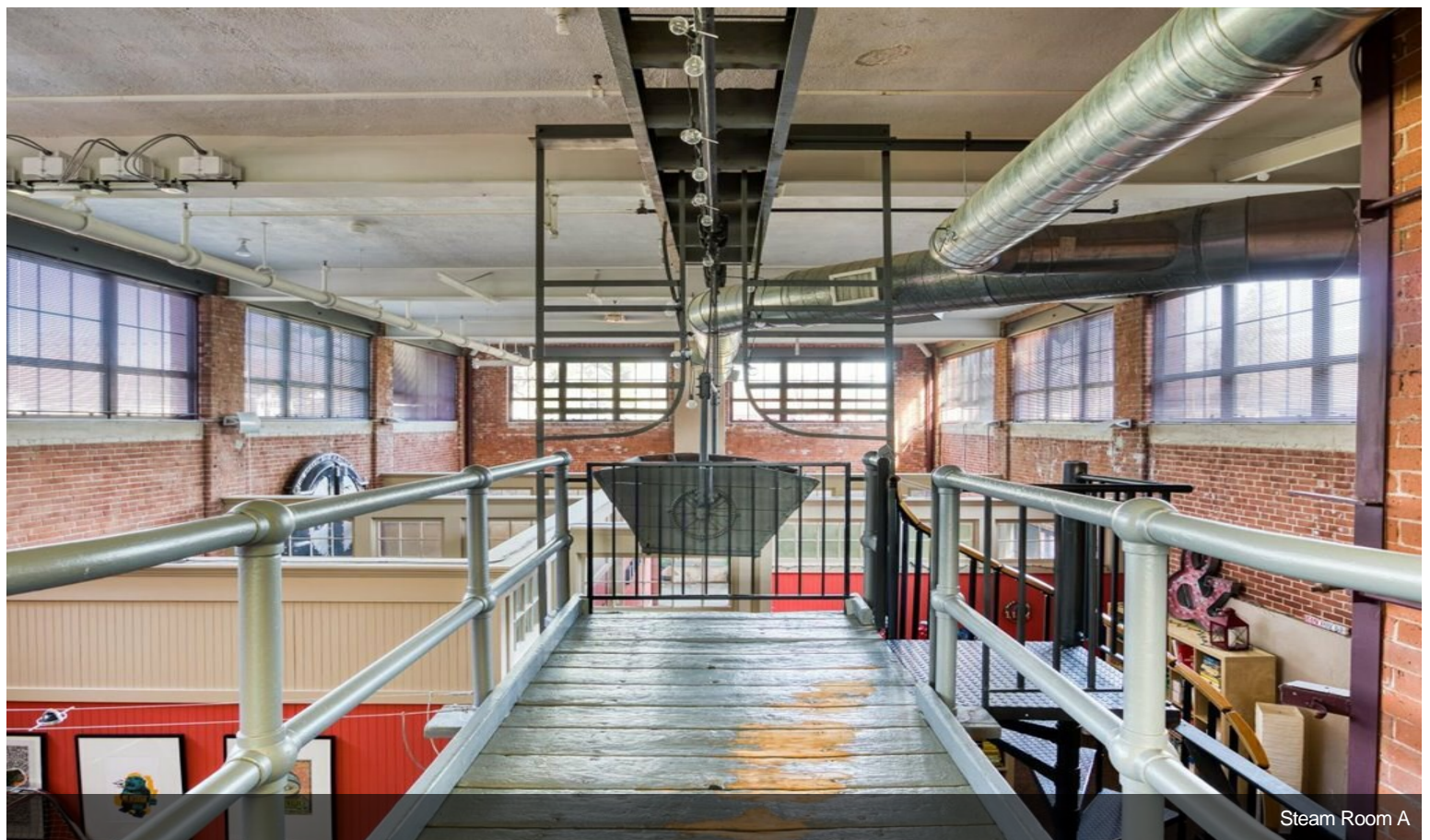


Steam Room A

Property Photos

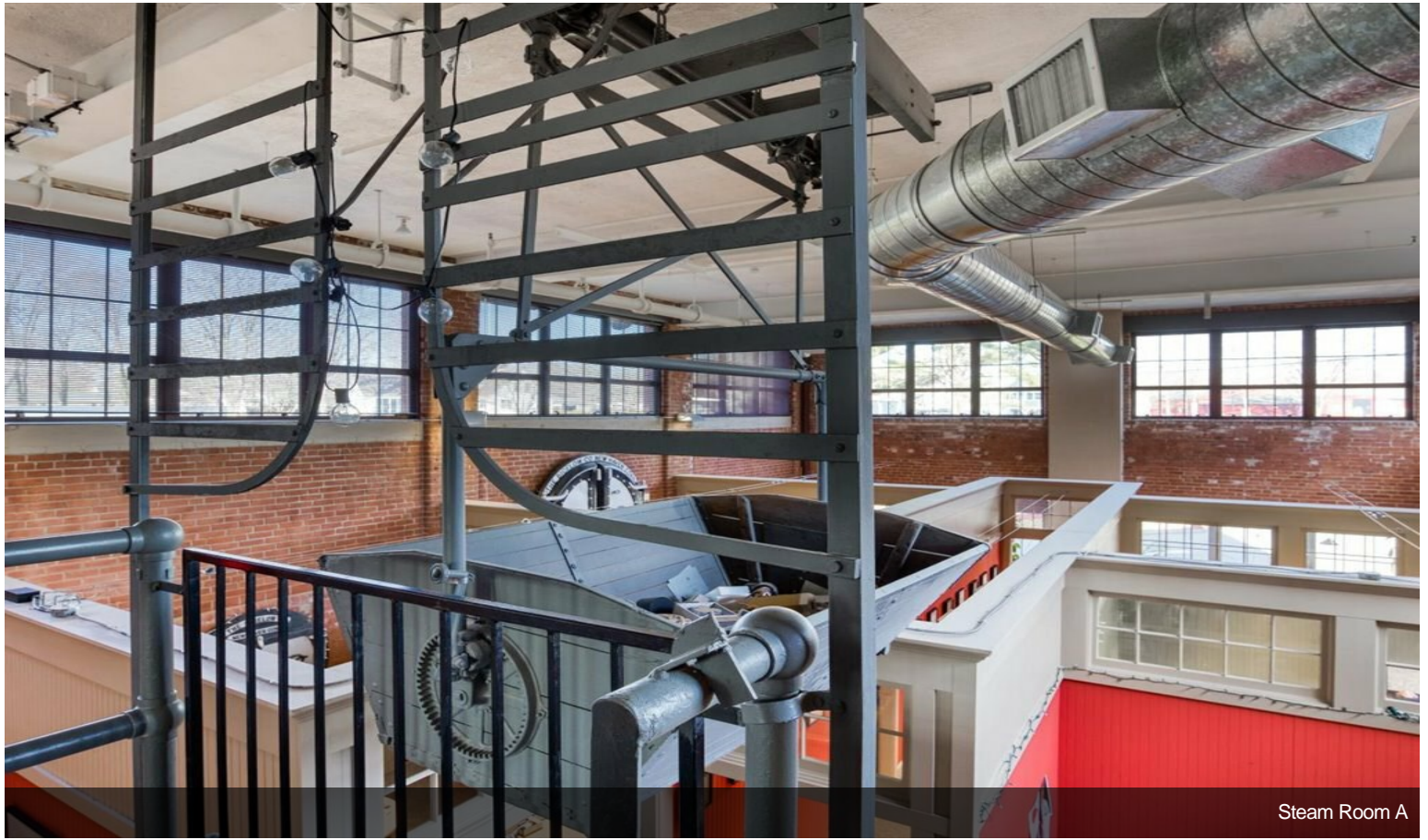


Steam Room A

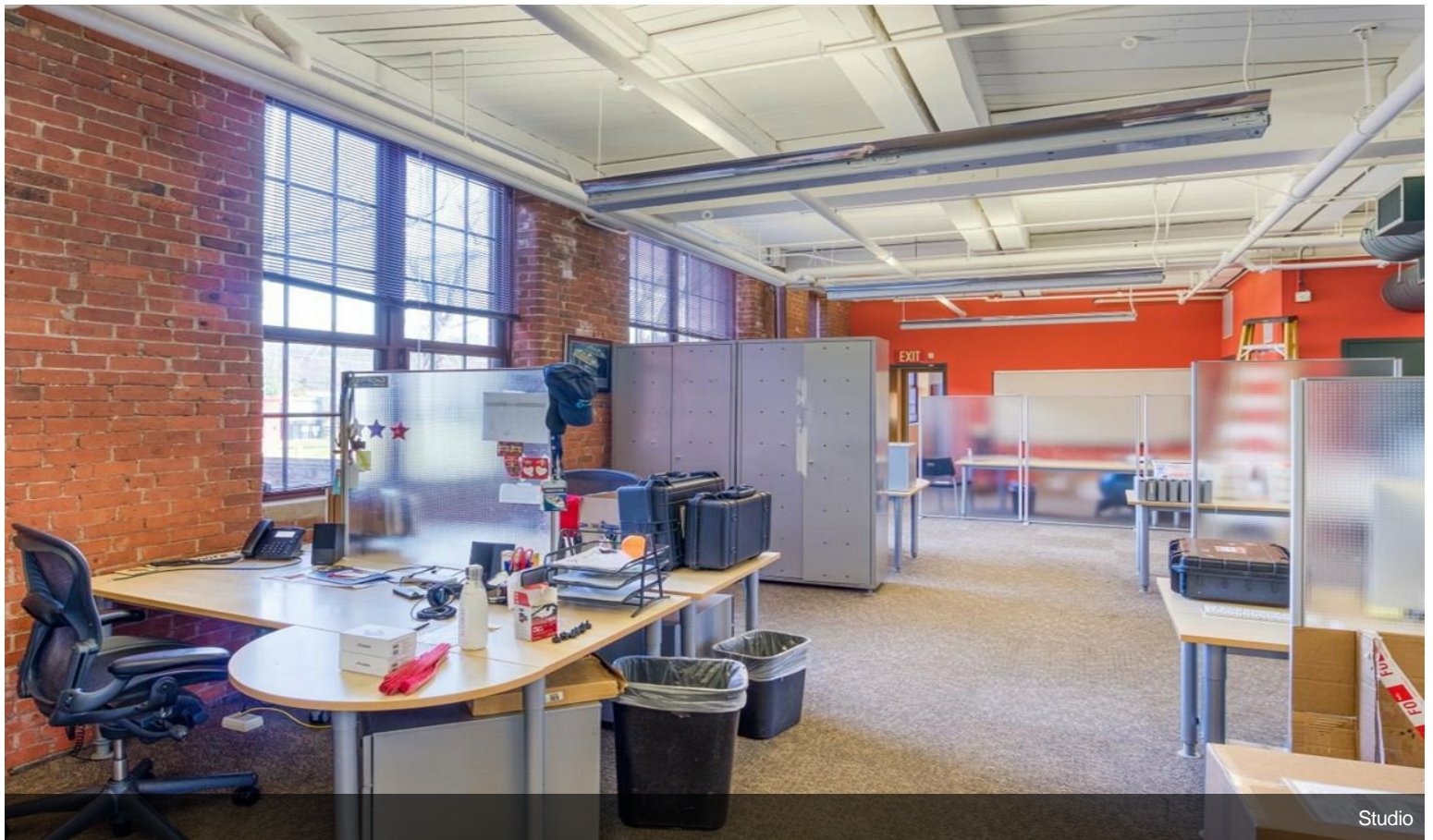


Steam Room A

Property Photos



Steam Room A

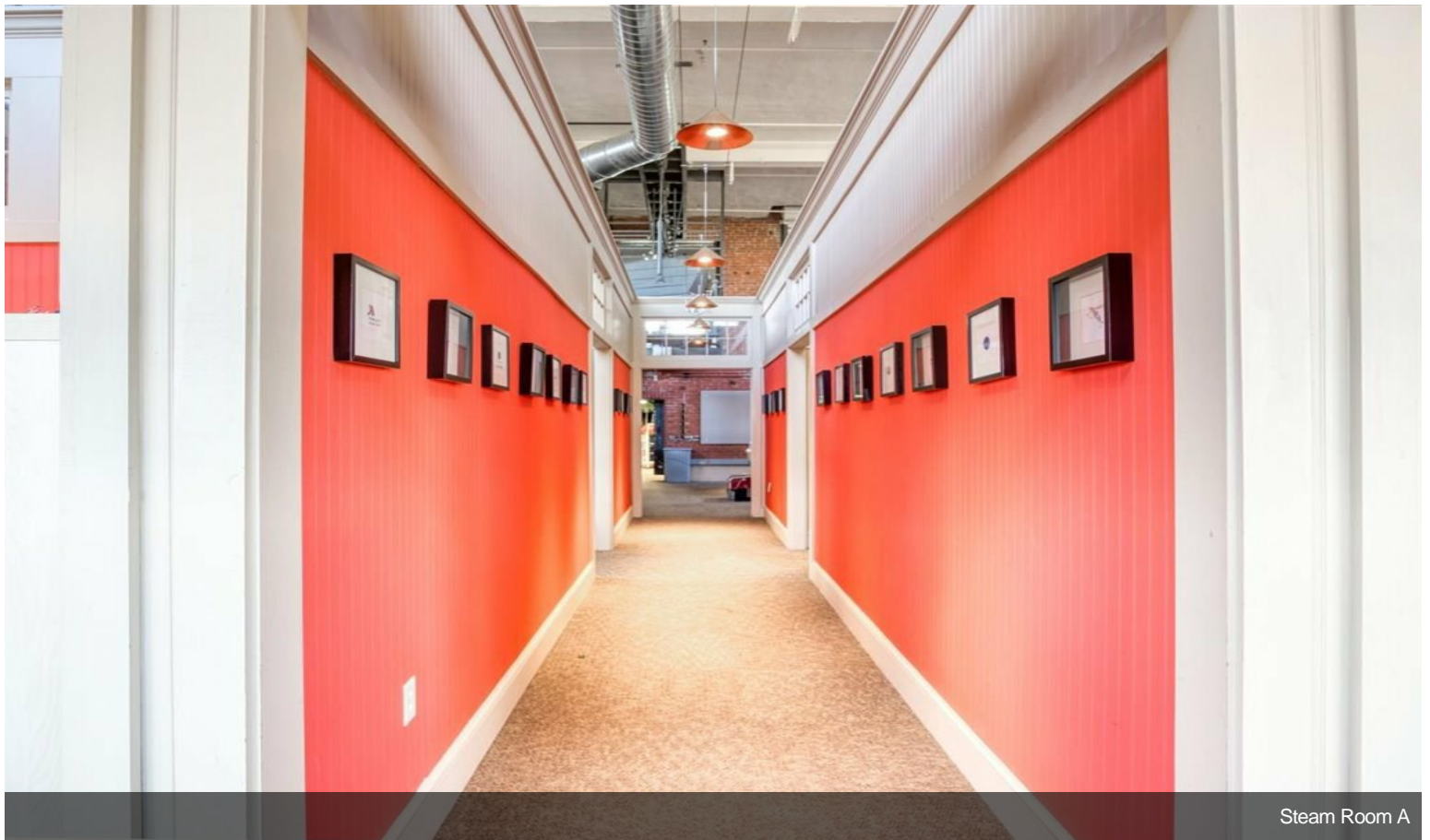


Studio

Property Photos

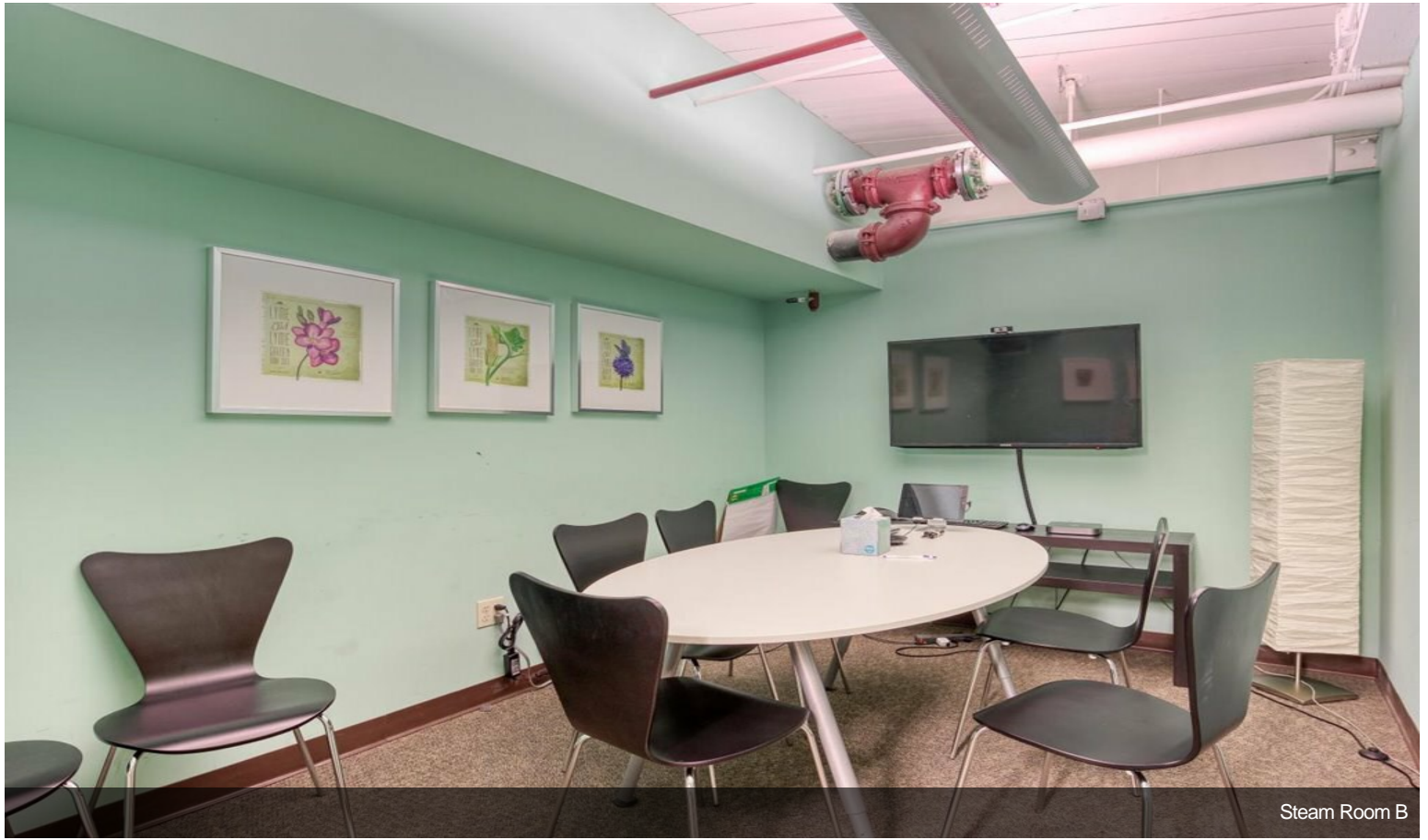


Steam Room B

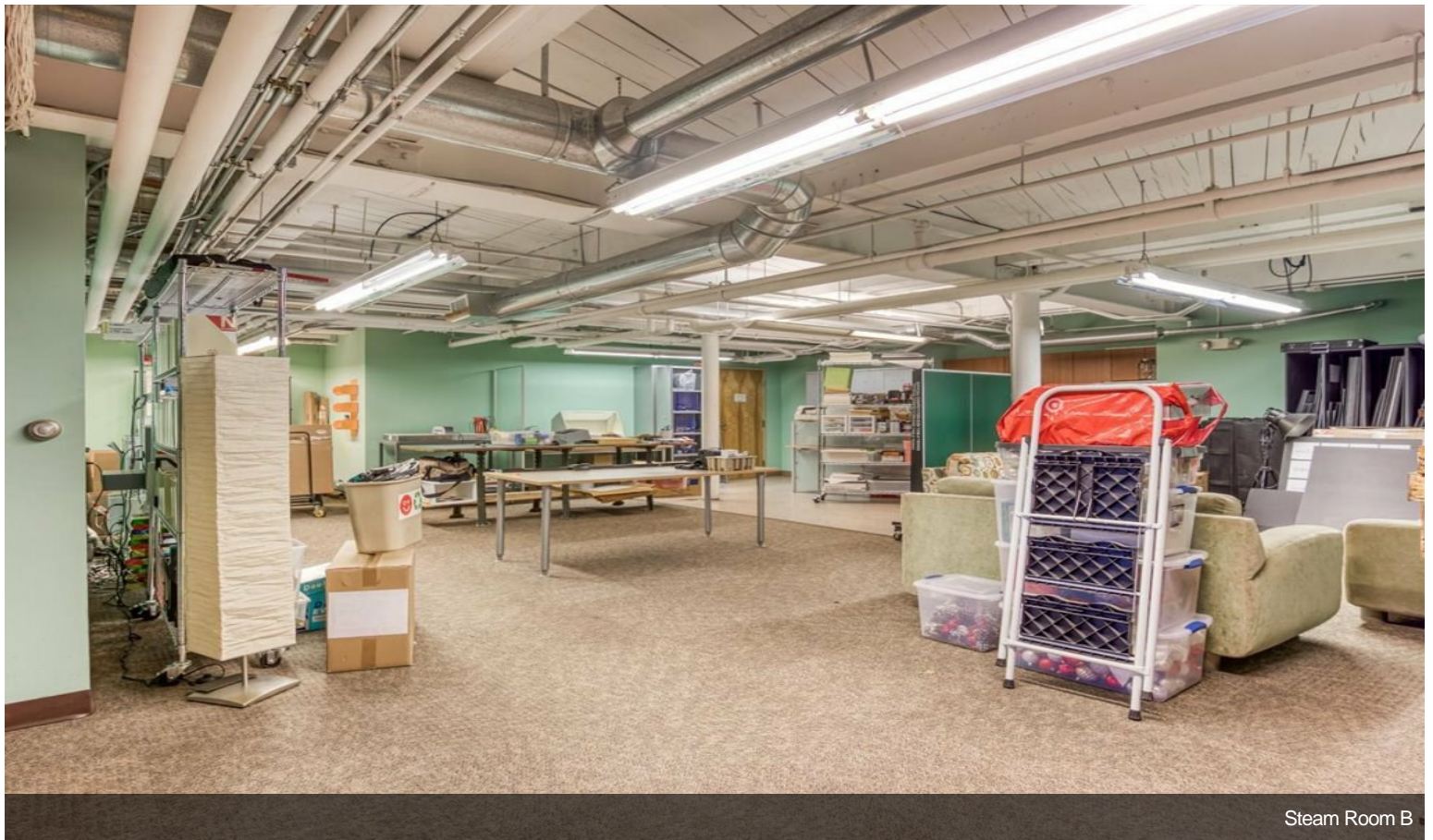


Steam Room A

Property Photos



Steam Room B

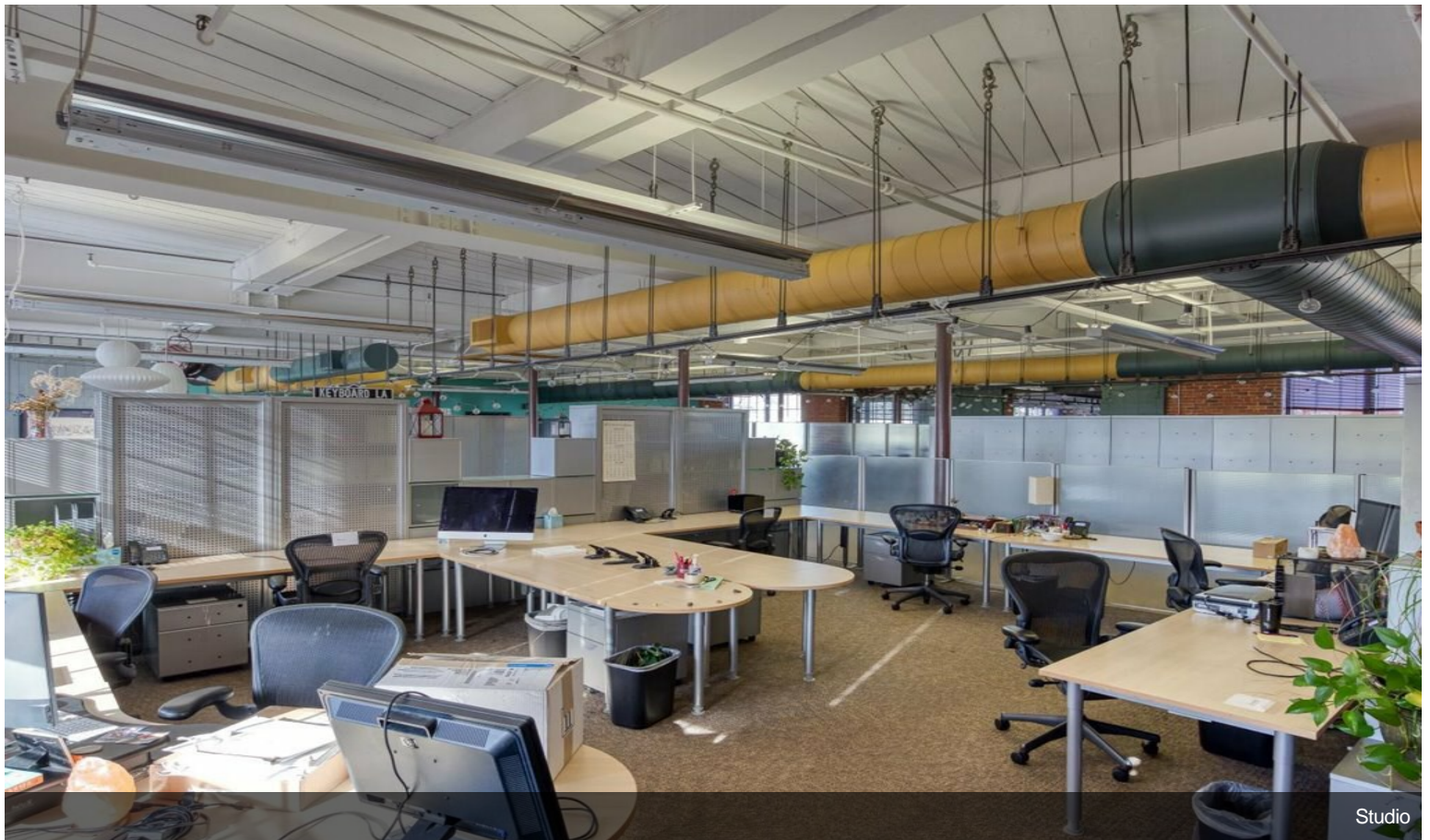


Steam Room B

Property Photos



Exterior

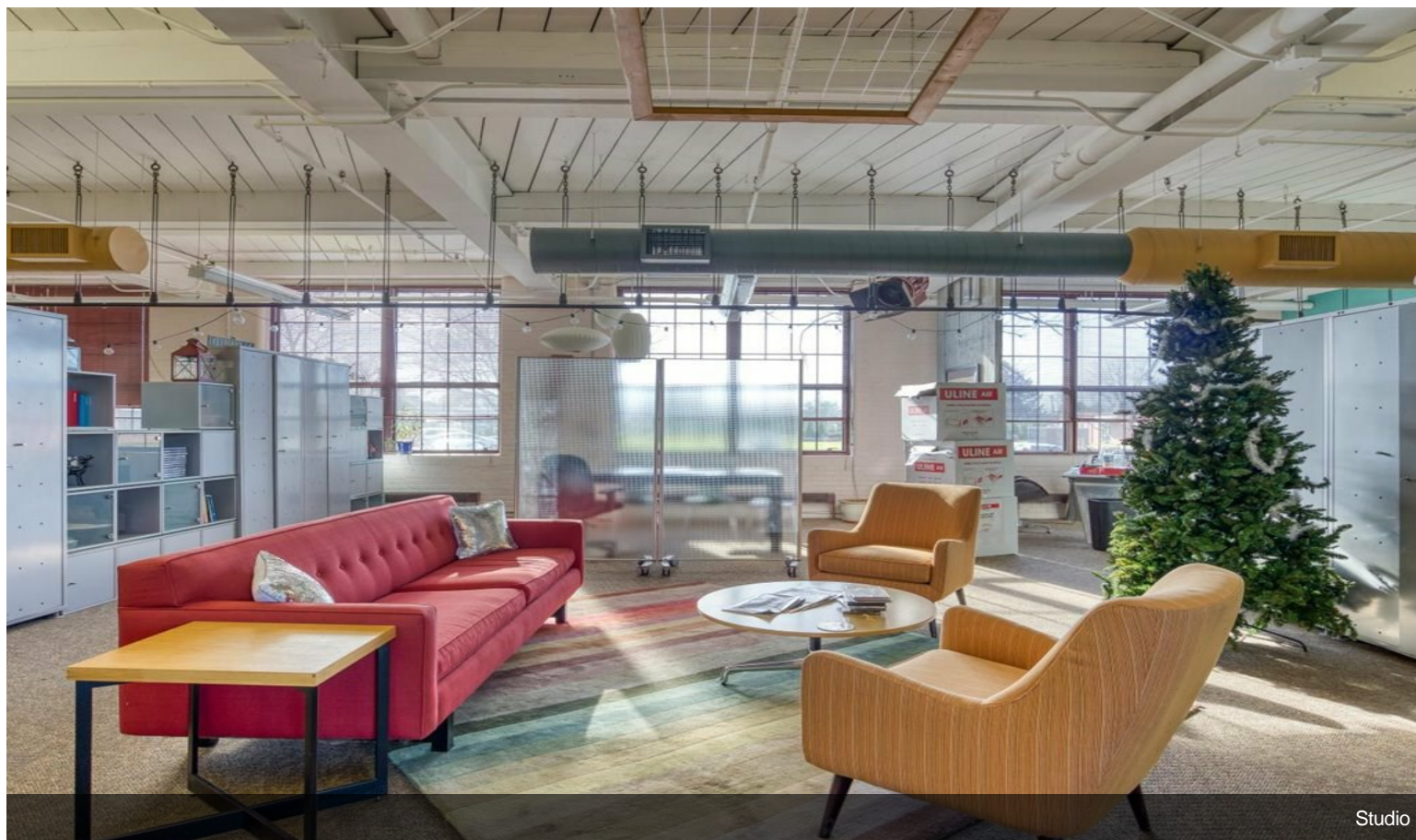


Studio

Property Photos

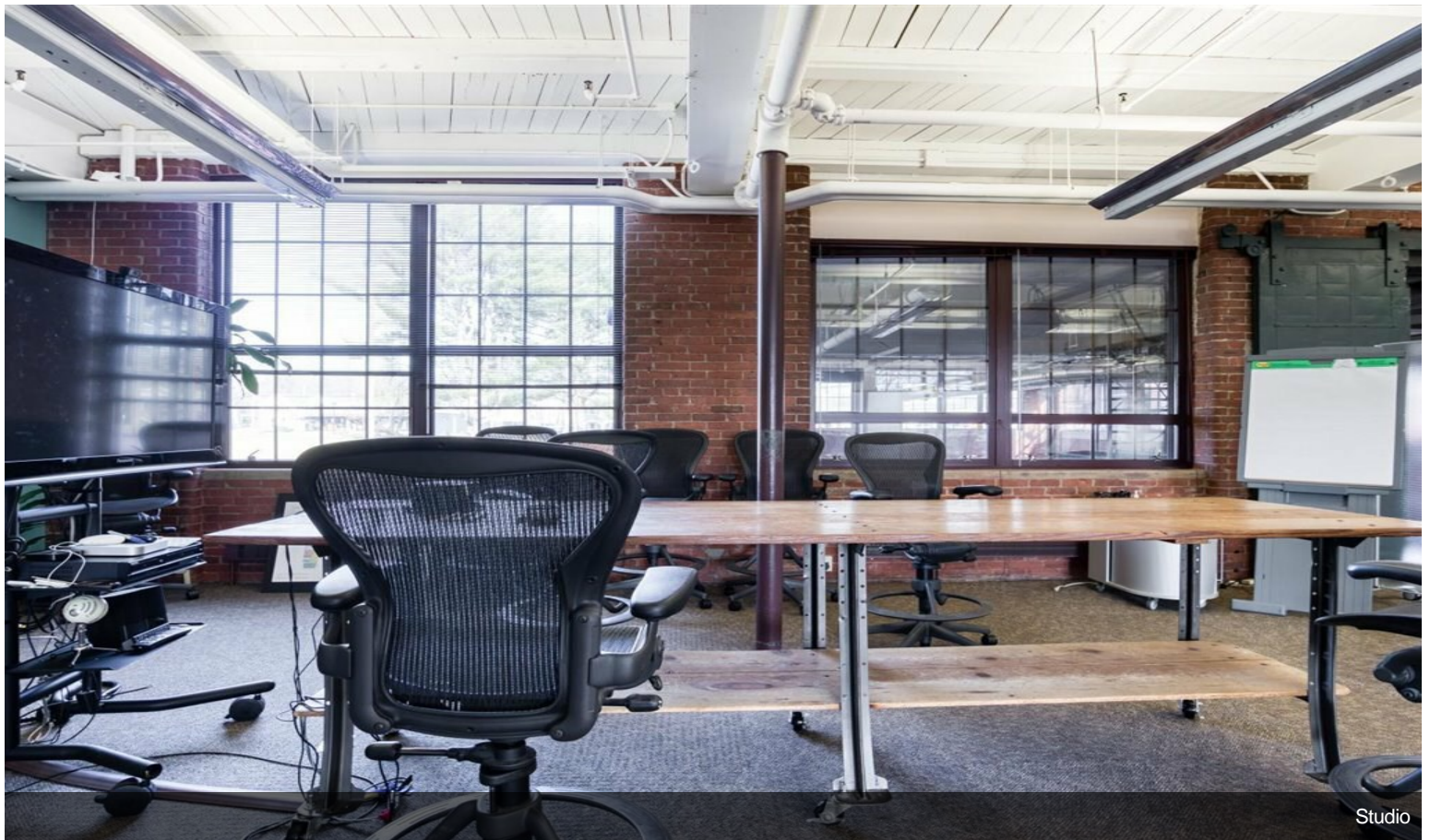
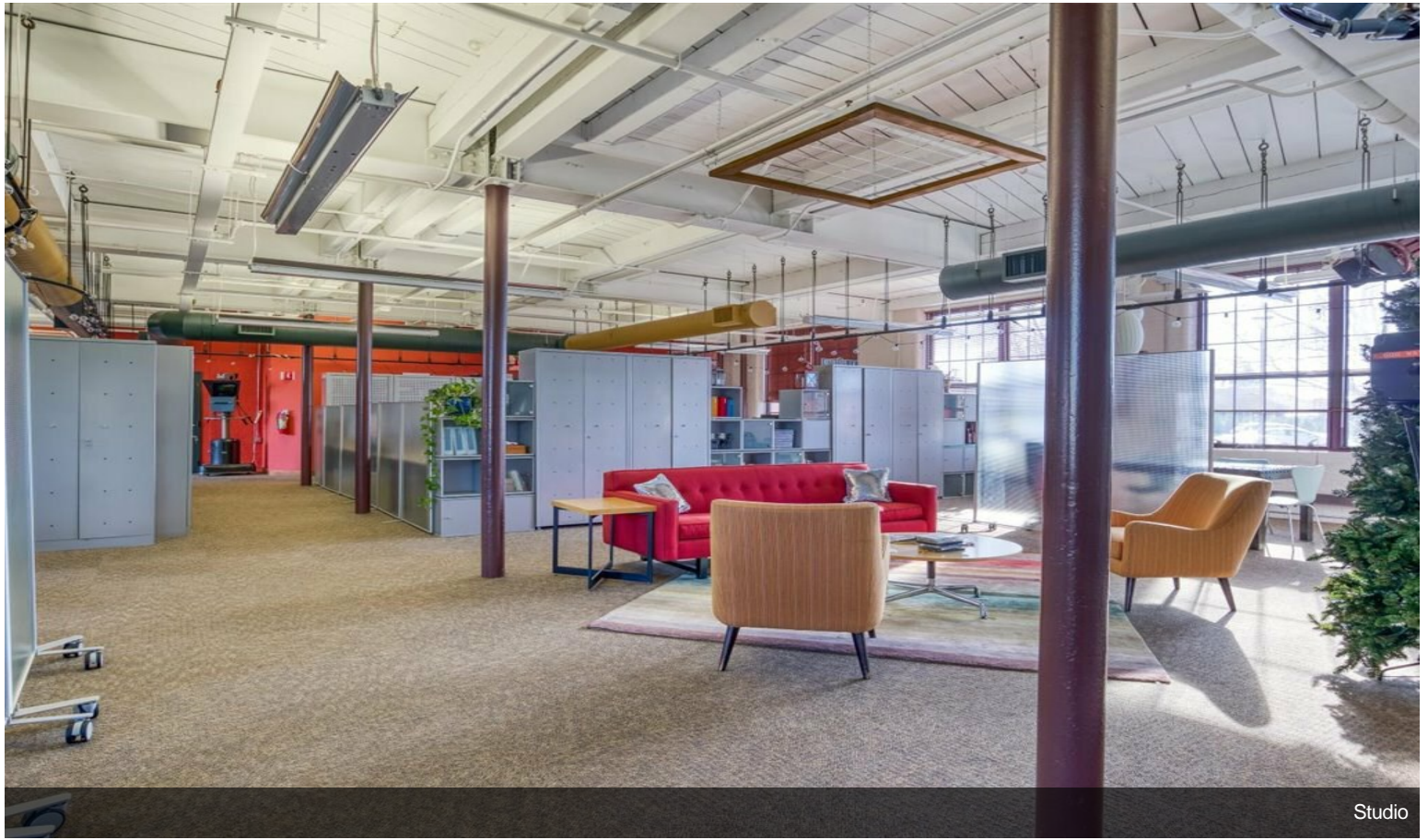


Lobby Building 1

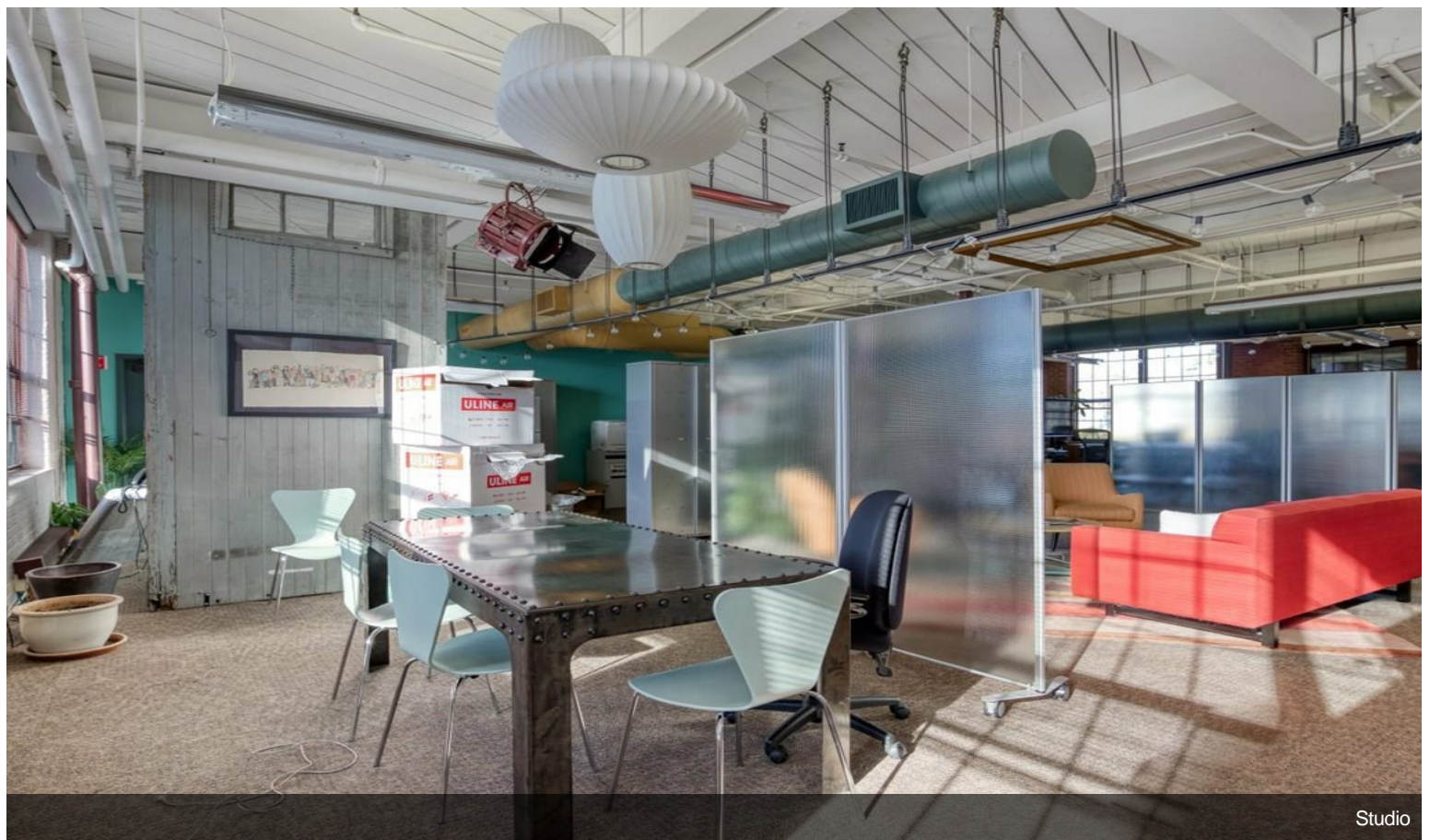
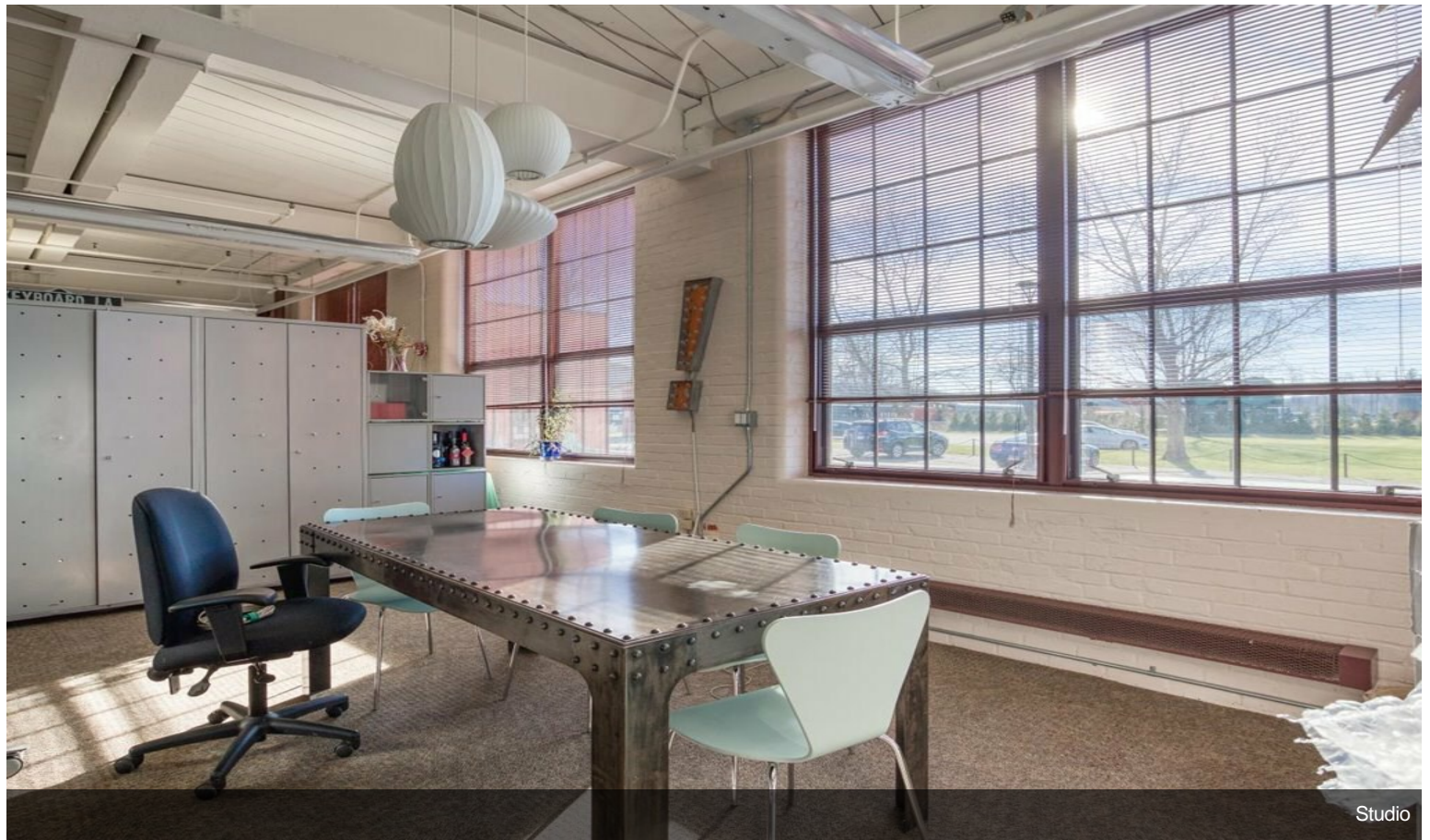


Studio

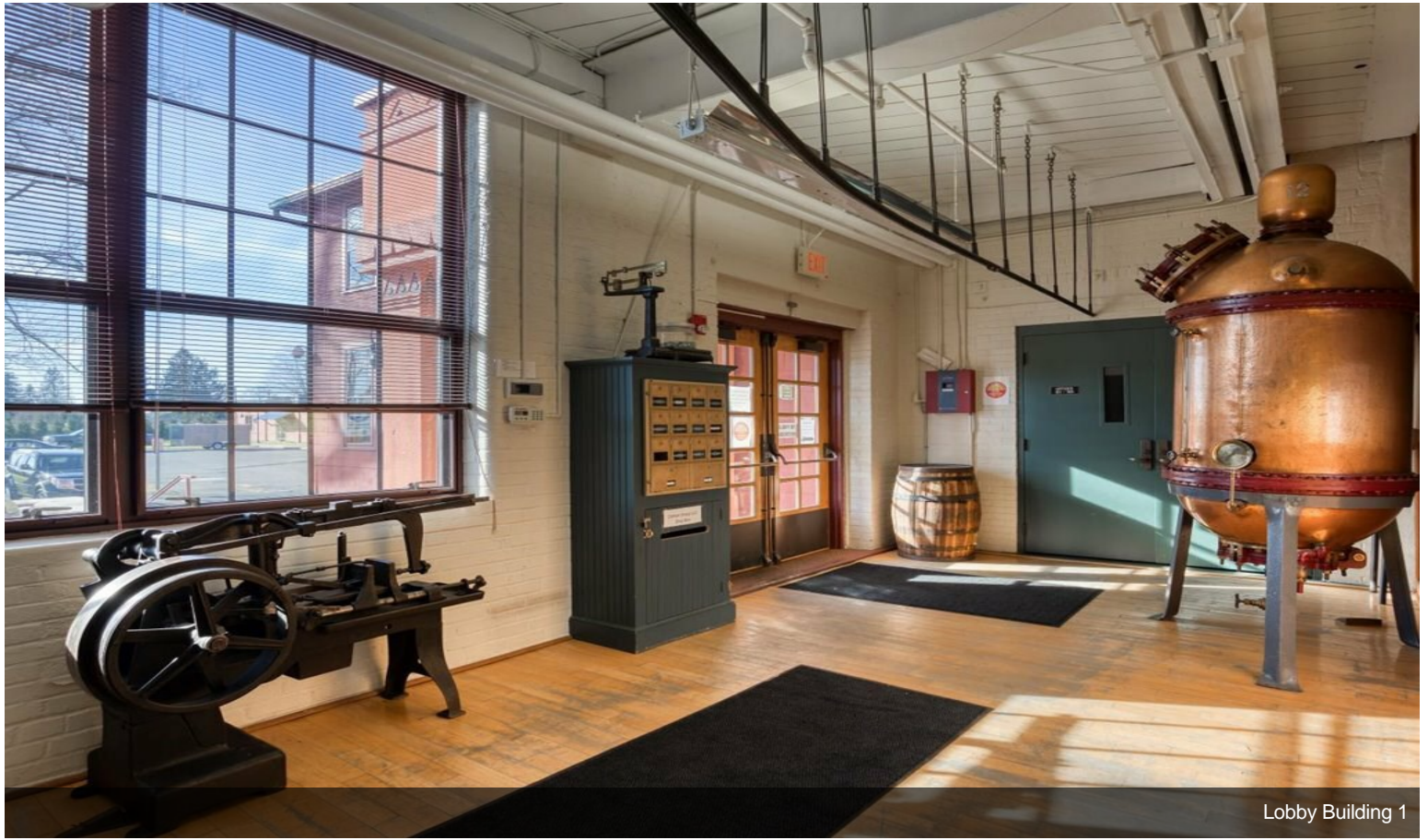
Property Photos



Property Photos



Property Photos



Lobby Building 1



Exterior