

November 20, 2020

Statement of Use

The project entails renovating the existing 29,507 square foot industrial building at 35-41 Industrial Park Road. The current use is light manufacturing which we are changing to self-storage. The building footprint will not change at all. The main office will move to roughly the center of the building.

The interior of the building will have efficiently laid out corridors containing self-storage units. Customers will be able to access the facility from 6am-9pm 7 days a week. They will also be able to reserve and/or sign up for units right online – enabling 100% contactless rentals. Customers can securely place their belongings in the unit via a roll-up door and lock the units with their own locks. There will be up to 20 surveillance cameras monitoring the inside and outside of the building. The entire building will have an updated fire suppression system and be 100% climate controlled.

The exterior of the building will have siding replaced where necessary along with the roof and all gutters. A canvas awning will hang over the office area. The color scheme will have the roof Hawaiian Blue and the siding will become Slate Gray. Landscaping will be updated with new plants and trees in the front and sides of the building. New asphalt will be installed on the driveway aprons and parking area - new crushed stone will be graded out on the sides and back of the building.

Once complete the building will offer customers safe and secure - 100% climate controlled storage. Our business model has been tested and proven over the last 4 years. We successfully developed and built facilities in Stonington and East Lyme using this same model. There currently is no self-storage available in Essex. We feel this is a great storage solution for the residents of Essex and are confident it will be one of the nicest buildings in the Essex Industrial Park.

CJ Bardy
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Principals
35 Industrial Park, LLC

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