

FOR SALE

*3 Morse Rd
Oxford, Ct 06478*



Newer +/-13,500 SF Industrial/Flex Condominium Unit

Great Manufacturing or Warehouse Facility

+/- 2,000 SF Finished office area on two levels

Top quality high-end construction in a desirable business park setting

18' clear height, 3 docks, 1 drive-in door

Multiple condo units could be sold individually in the future

Offered at: \$1,249,000.00

Lease Rate: \$7.95 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	3 Morse Rd
CITY, STATE	Oxford, CT

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/-13,500	Air Conditioning	Office
Number of Floors	1	Sprinkler / Type	Yes/Wet
Avail. S/F	13,500	Type of Heat	Gas
Will Subdivide To...	13,500	TAXES	
Avail. Docks	3 docks 1 drive in door	Assessment	\$796,100
Ext. Construction	Masonry/metal/stucco	Mill Rate	\$24.96
Int. Construction		Taxes	\$19,870
Ceiling Height	18'	OTHER	
Roof	Metal standing/seam	Total Acres	2.5
Date Built	2008	Zoning	Industrial
UTILITIES		Parking	25 vehicles
Sewer	Yes	State Route / Distance To...	I-84 - 2 miles Route 8 - 5 miles
Water	Yes	TERMS	
Gas	Yes	Sale Price	\$1,249,000.00
Electrical	400 amps	Lease	\$7.95 PSF NN
	208 volts		
	3 phase		



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