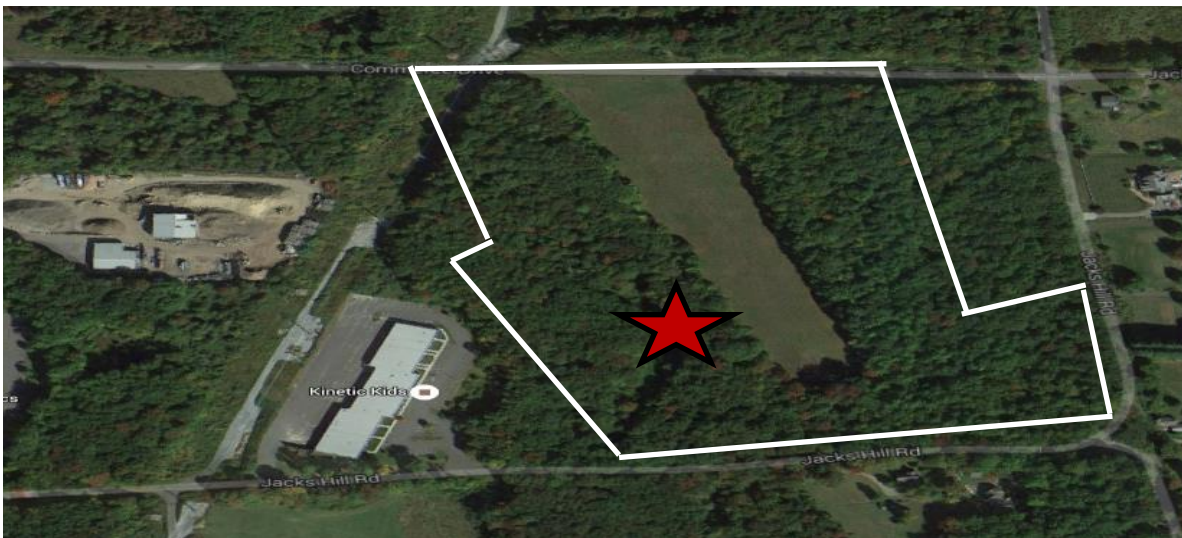


FOR SALE

*8 Commerce Drive / Parcel A Lot 5
Oxford, CT*



21.65

(Approximately 12.7 dry contiguous acres)

Industrial zoned land.

Preliminary feasibility shows up to 150,00 S/F

Great Business Park location in high growth business friendly community.

New airport enterprise zone offers numerous potential tax incentives.

All municipal utilities available. Very good highway access to I-84 and Route 8

Contiguous 5.57 acres also available (4 Commerce Dr. Parcel A/Lot 4)

Offered at \$1,295,000.00



NO.	REVISION	DATE



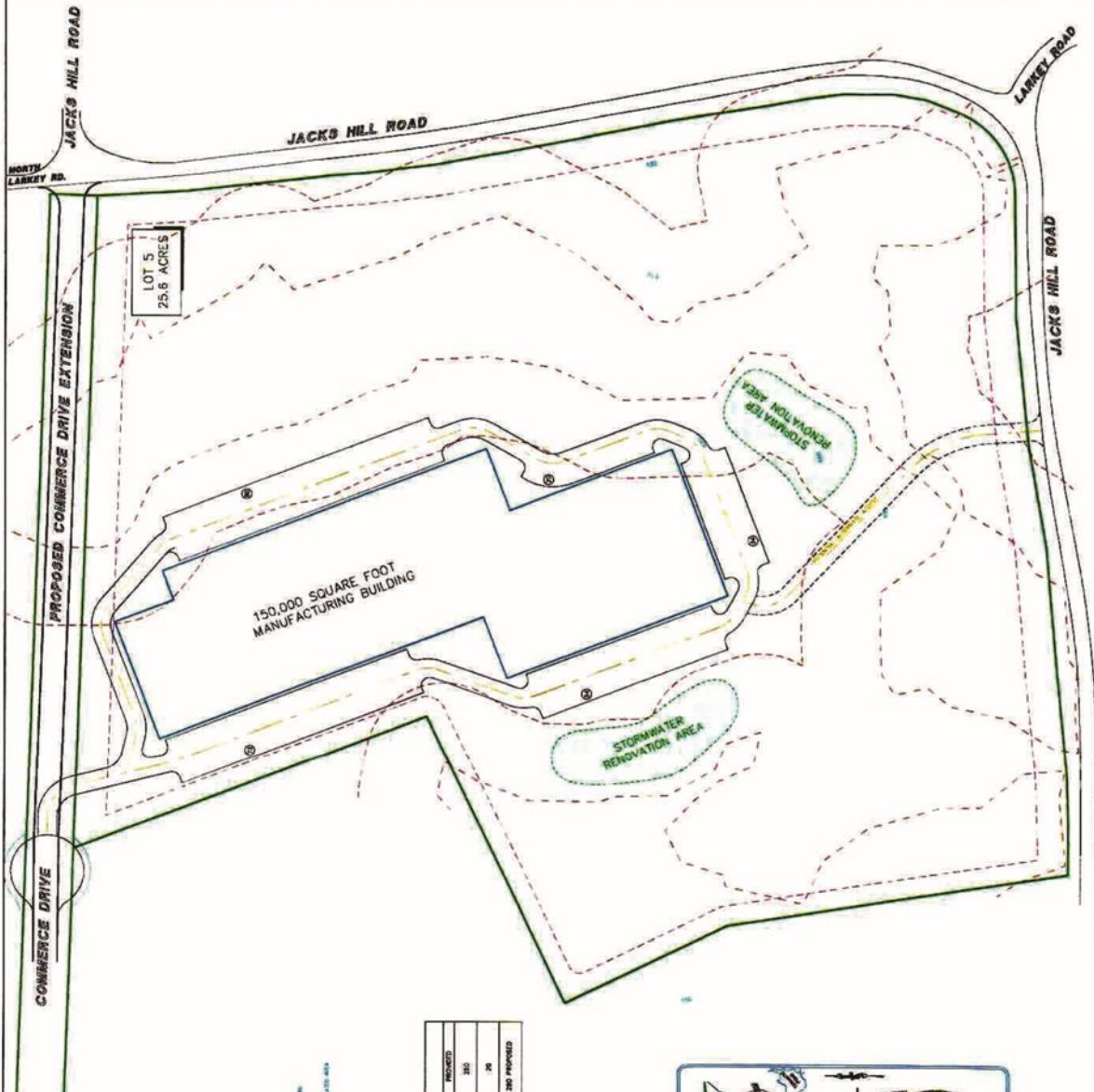
TOWN OF OXFORD

PRELIMINARY
FEASIBILITY STUDY

LOT 6
COMMERCE DRIVE
EXTENSION



NO.	REVISION	DATE

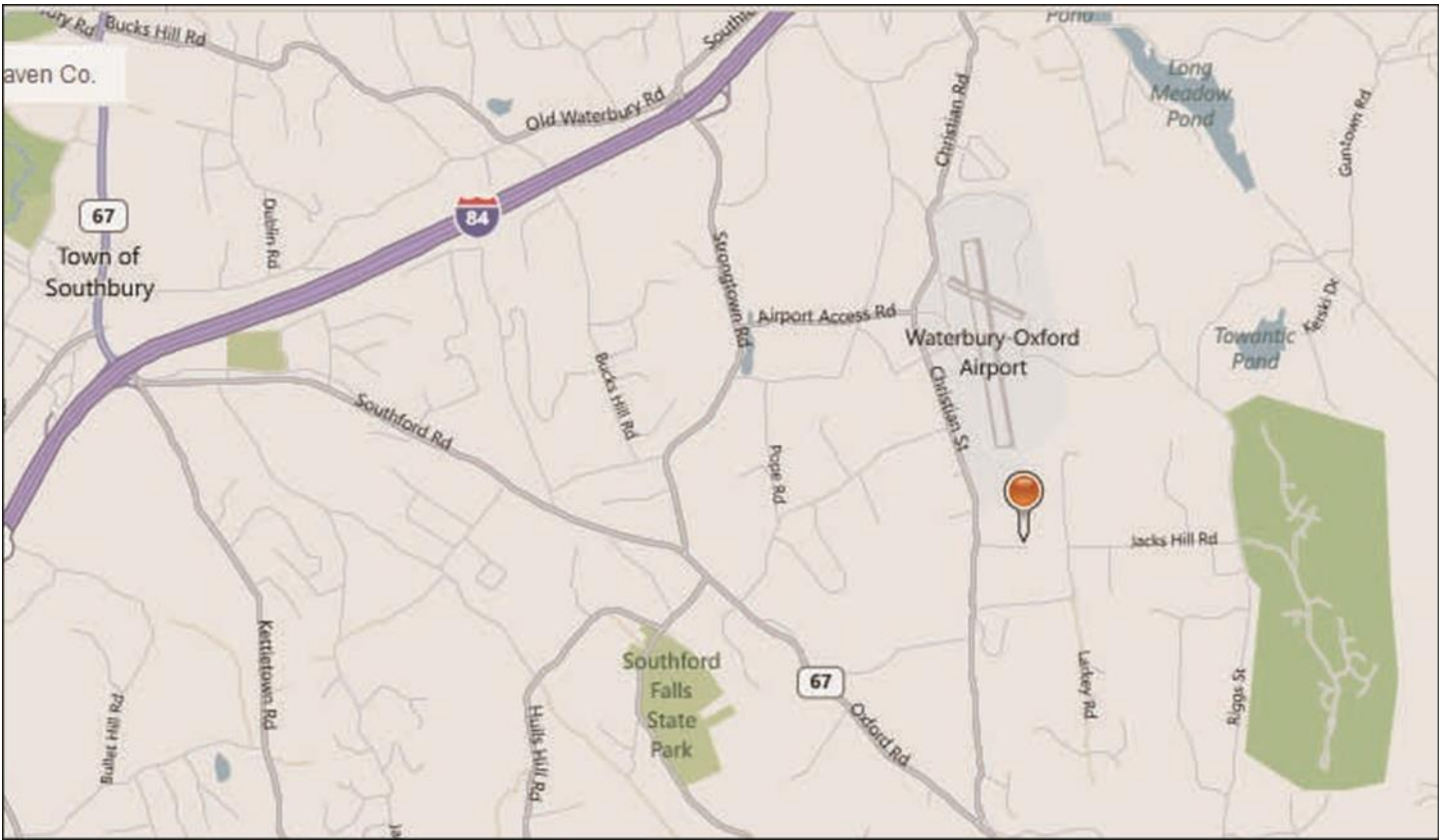


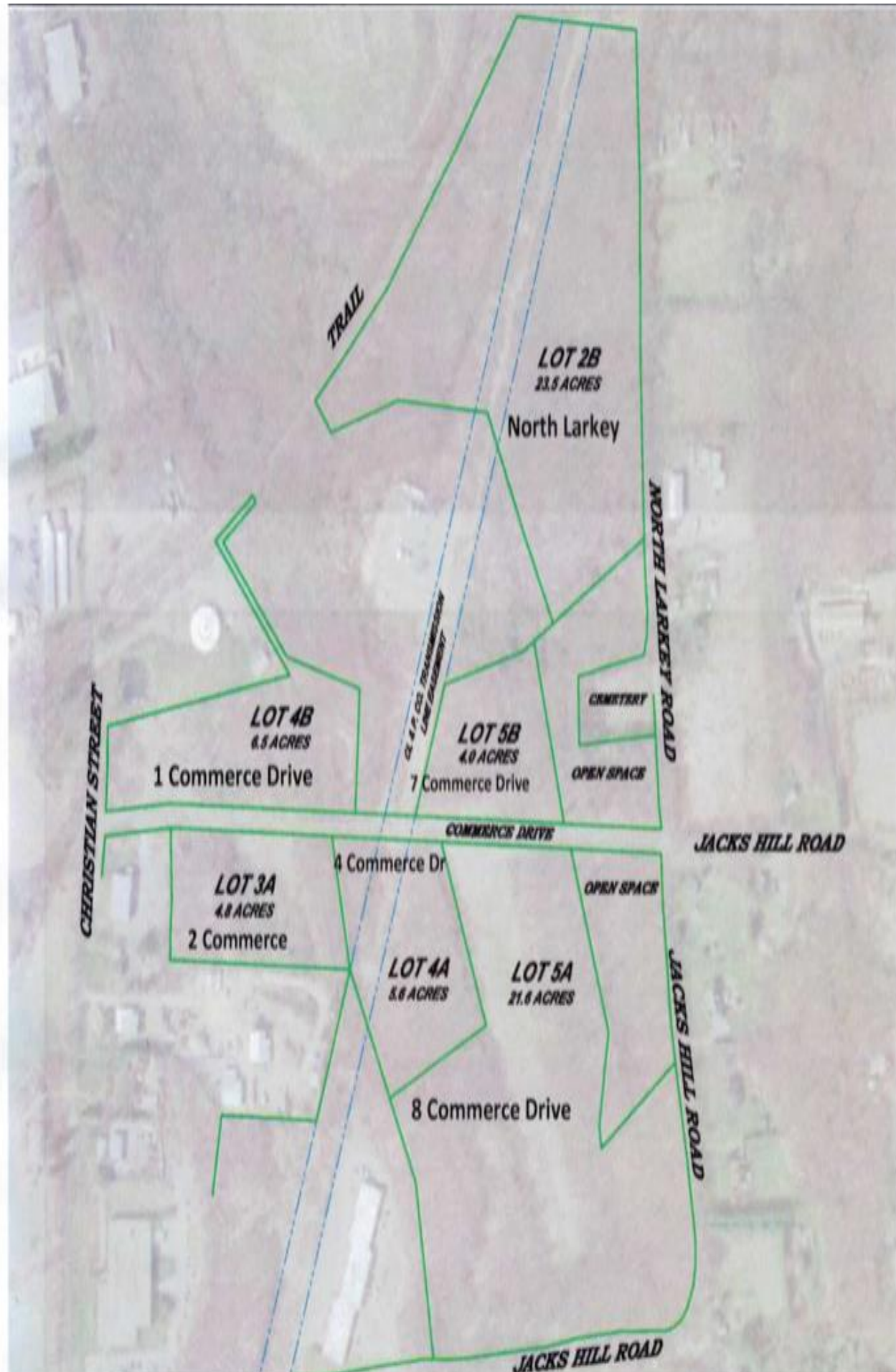
LEGEND

- PROPOSED DRIVE
- EXISTING DRIVE
- EXISTING DRIVE WITH
- EXISTING DRIVE WITH
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REQUIREMENTS	PROPOSED
MANUFACTURING (1,000 SF)	200
MANUFACTURE (2,000 SF)	200
TOTAL	400







NO.	REVISION



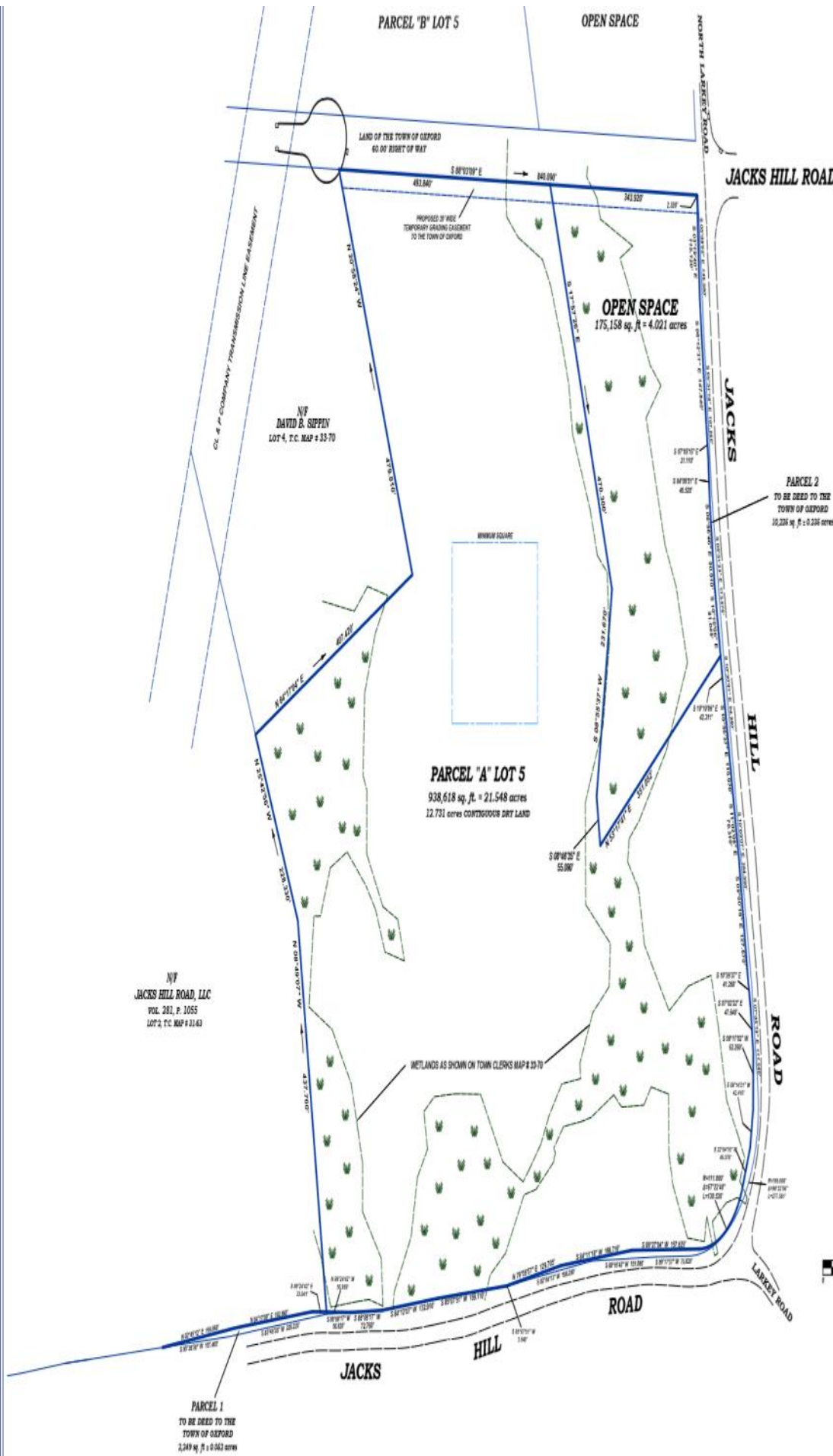
DAVID
234 MAIN
MONROE

AERIAL LOC

COMMERC

Civil
REGISTERED PROFESSIONAL ENGINEER
43 S. MAIN ST. SUITE 200
MONROE, LA 70131





APPROVED BY THE OXFORD PLANNING & ZONING COMMISSION

SIGNATURE _____ DATE _____

MAP SHOWING PROPOSED LOT 5
SHOWN AS 'OTHER LANDS OF SIPPIN' T.C. MAP # 33-70

PREPARED FOR
DAVID B. SIPPIN
NORTH LARKEY ROAD
OXFORD, CONNECTICUT
TOTAL AREA = 1,113,783 sq. ft. = 25.569 acres
TAX MAP 25, LOT 1A4 (SOUTH)
ZONE - I - INDUSTRIAL



JAN 18, 2011

THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 36-300b-1 THROUGH 36-300b-9 OF THE 'STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT' AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1994.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

TYPE OF SURVEY - 'ZONING LOCATION SURVEY'
BOUNDARY DETERMINATION CATEGORY - 'DEPENDENT RE SURVEY'
CLASS OF ACCURACY - 'A-2'

MICHAEL J. RIORDAN
LICENSED LAND SURVEYOR, REG. # 14444
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WOODBRURY, CT. 06798
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