

# FOR SALE

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



**26 acres**

**(Approximately 13 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**

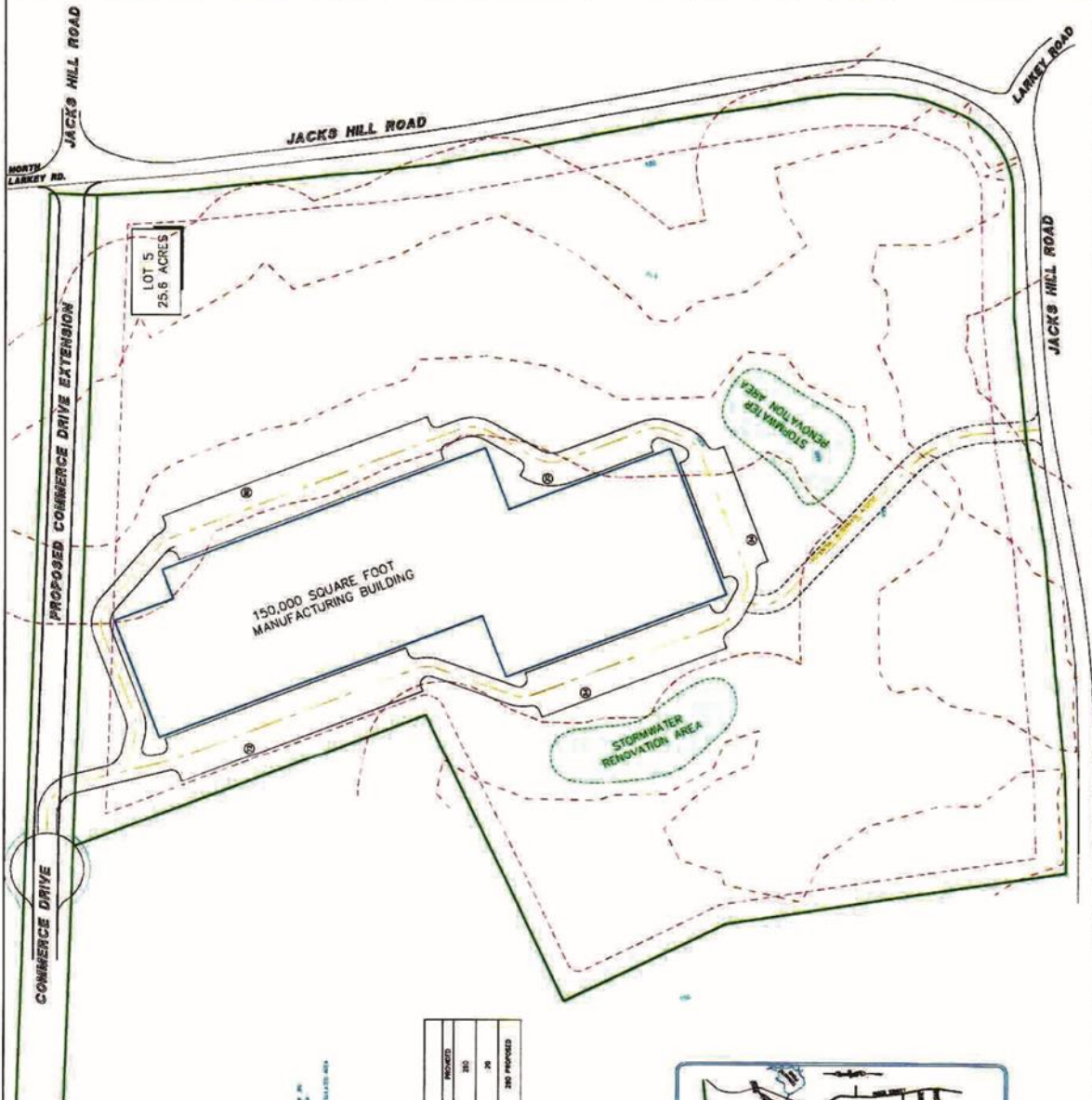
**Contiguous 5.57 acres also available (4 Commerce Dr. Parcel A/Lot 4)**

**Offered at \$1,295,000.00**

**TOWN OF OXFORD**  
**PRELIMINARY FEASIBILITY STUDY**  
**LOT 5 COMMERCE DRIVE EXTENSION**

**CMLC1**

1 OF 1



**LEGEND**

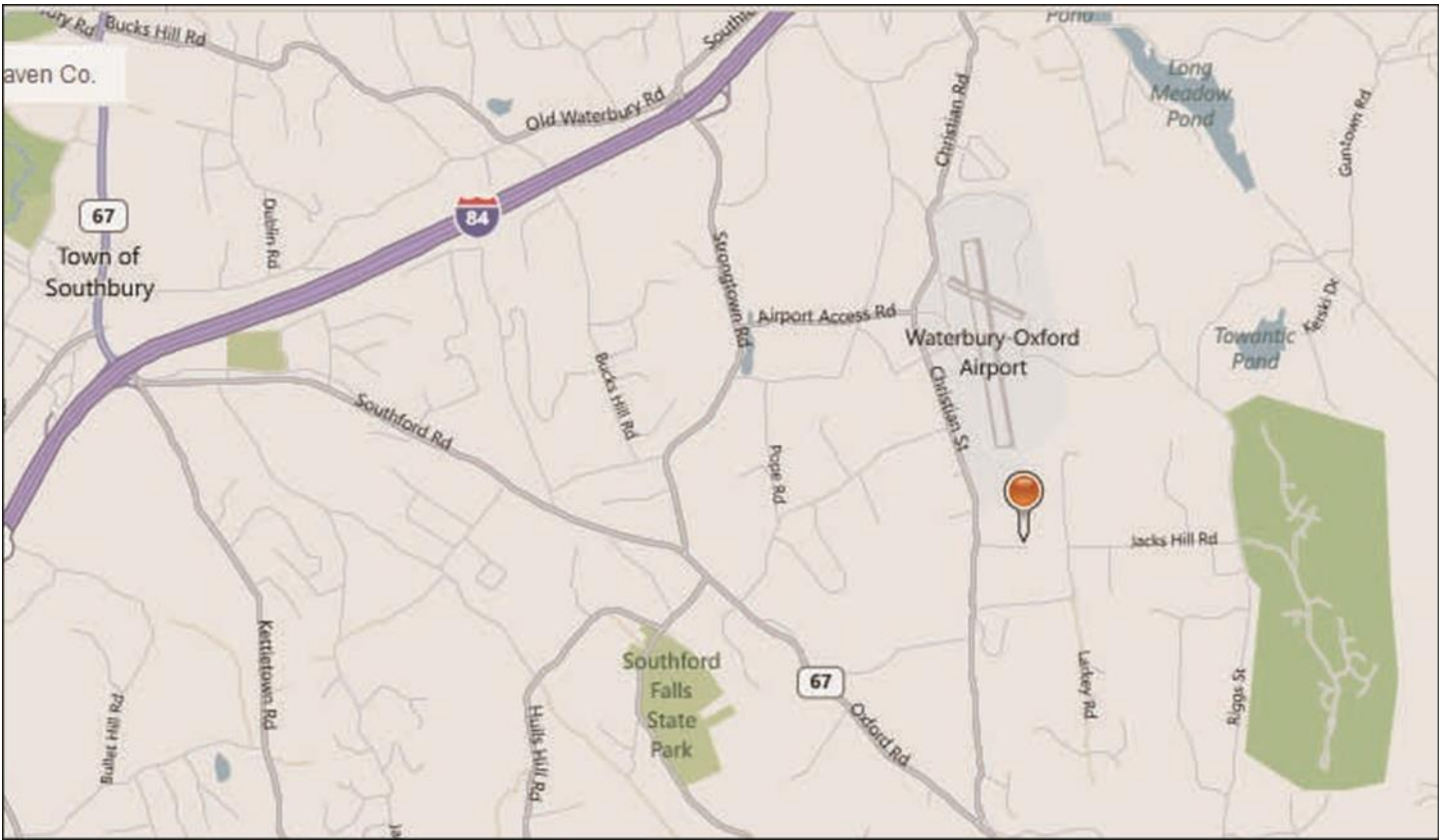
- PROPERTY LINE
- EXISTING DRIVE
- EXISTING DRIVE EXTENSION
- PROPOSED DRIVE
- PROPOSED DRIVE EXTENSION
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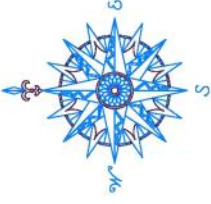
**PARKING CALCULATION**

	REQUIRED	PROVIDED
MANUFACTURING (1,000 SF)	1 PER 500 SF	200
MANUFACTURE (2,000 SF)	1 PER 1,000 SF	200
TOTAL	200	200 PROVIDED

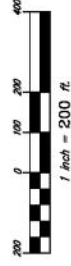








NO.	REVISION	DATE



**DAVID SIPPIN**  
**234 MAIN STREET**  
**MONROE, CT**

**AERIAL LOCATION MAP**

**COMMERCE DRIVE**

**CIVIL** 

CORNERSTONE PROFESSIONAL PARK, SUITE D-104  
 43 SHERMAN HILL ROAD  
 WOODBURY CONNECTICUT 06798-2881

DATE	26 MAR 13
PROJECT NO.	3114
CAD FILE NAME	3114
ISSUED BY	DAVID SIPPIN
APPROVED BY	
SCALE	1" = 200'
<b>1 OF 1</b>	

