

FOR SALE

*North Larkey Rd Lot 2
Oxford, CT*



23.5 Acre Industrial Zoned Parcel (Divisible)

High growth business friendly municipality

Near Oxford/Waterbury Airport

Good proximity to I-84 and Route 8

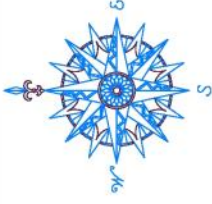
Sewer Available on west end in Bridal Trail

Water and gas available at N. Larkey and Commerce Drive intersection

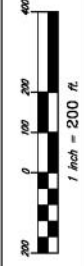
Owner will consider a lease or build to suit.

New airport enterprise offers potential for significant tax incentives.

Offered at \$995,000.00



NO.	REVISION	DATE



DAVID SIPPIN
234 MAIN STREET
MONROE, CT

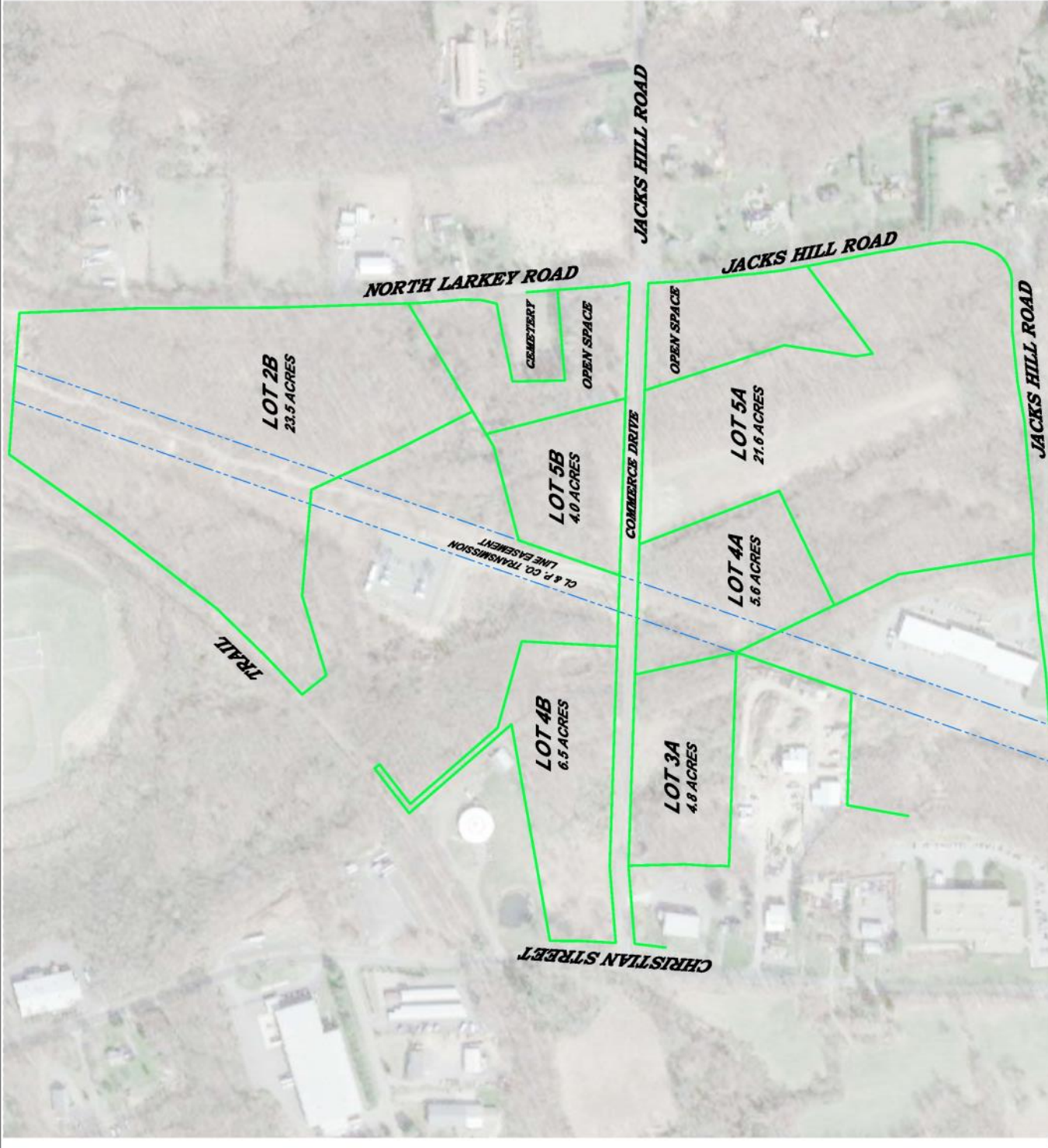
AERIAL LOCATION MAP

COMMERCE DRIVE

Civil C1
 CORNERSTONE PROFESSIONAL PARK, SUITE D-101
 43 WEST MAIN STREET, 3RD FLOOR
 WOODBRURY, CT 06718

SCALE:	1" = 200'
DATE:	26 MAR 13
PROJECT NO.:	3114
CAD FILE NAME:	3114
DRAWN BY:	
APPROVED BY:	

1 OF 1

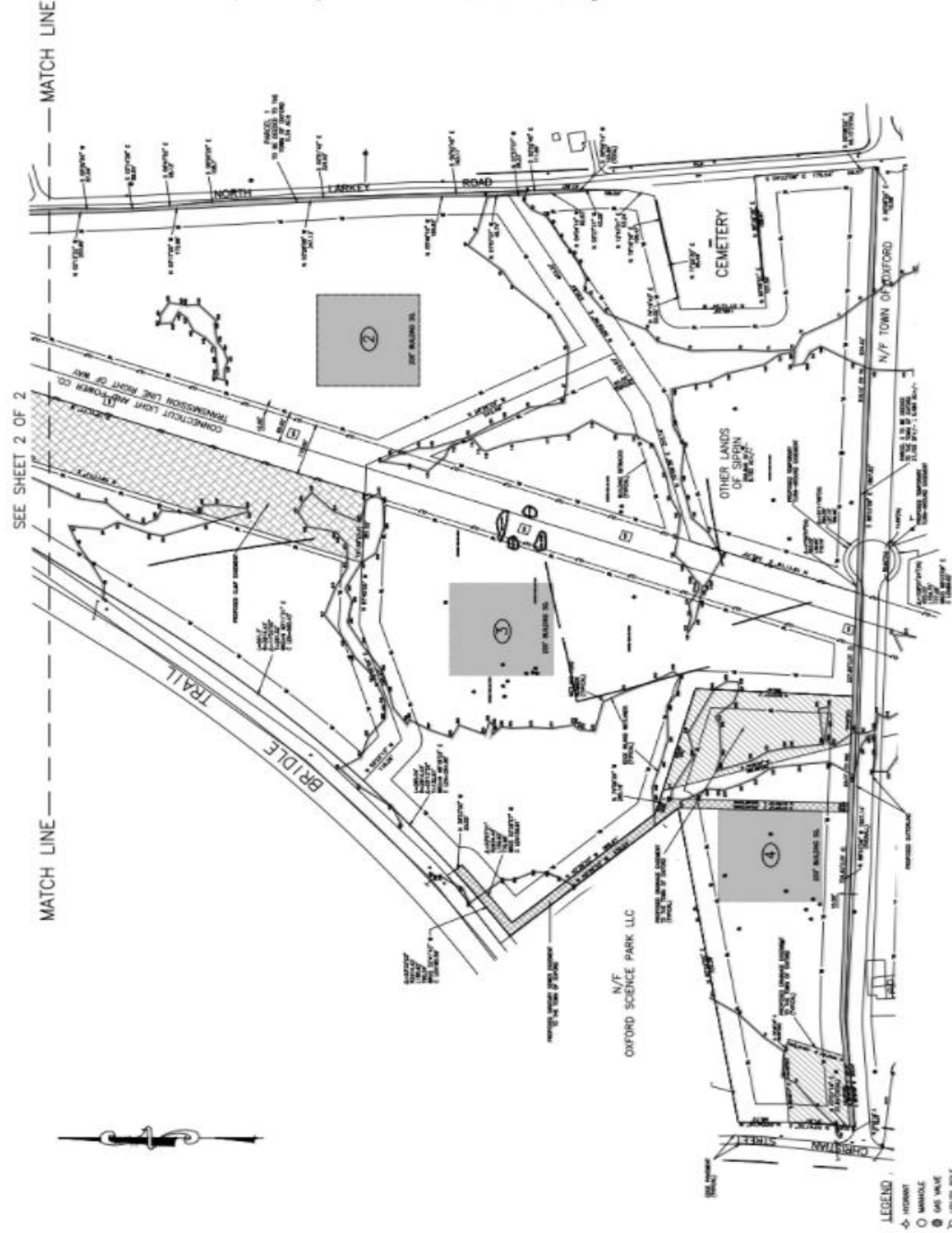




VICINITY MAP
SCALE 1" = 100'

NOTES:

- THE MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE PLANNING AND ZONING COMMISSION. THE MAP IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES.
- THE PLANNING AND ZONING COMMISSION HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE PLANNING AND ZONING COMMISSION.
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SEE SHEET 2 OF 2

MATCH LINE

MATCH LINE

- LEGEND
- ◊ HORSE
 - MANHOLE
 - ⊗ GAS VALVE
 - ⊗ UTILITY POLE
 - ⊗ WATER VALVE
 - ⊗ LAMP POST
 - DRIVE BAY
 - ⊗ TELEPHONE BOX
 - ⊗ ELECTRIC BOX
 - ⊗ CAN
 - ⊗ FLARED END
 - ⊗ WALKER
 - ⊗ TELEPHONE BOX
 - ⊗ CAN
 - ⊗ FLARED END

NOT VALID UNLESS COUNTERSIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ANY UNLAWFUL REVISIONS WILL BE CONSIDERED UNLAWFUL UNLESS COUNTERSIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION

DATE: _____

DESIGNER: _____

SEAL: _____

DATE: _____

RESUBMISSION MAP
OF PARCEL 19
PREPARED BY
DAVID B. SIPPIN
JACKS HILL ROAD
OXFORD, CONNECTICUT

DATE	SCALE	PROJECT	JOB NUMBER	FILE NUMBER
11/11/11	AS SHOWN	OXFORD SCIENCE PARK	11111	11111
11/11/11	AS SHOWN	OXFORD SCIENCE PARK	11111	11111
11/11/11	AS SHOWN	OXFORD SCIENCE PARK	11111	11111
11/11/11	AS SHOWN	OXFORD SCIENCE PARK	11111	11111

1/2

Oxford Zoning Requirements - Industrial Zone
RESUBDIVISION OF REMAINING PARCEL "B"

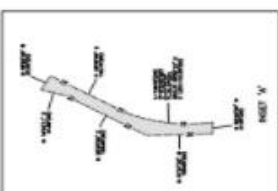
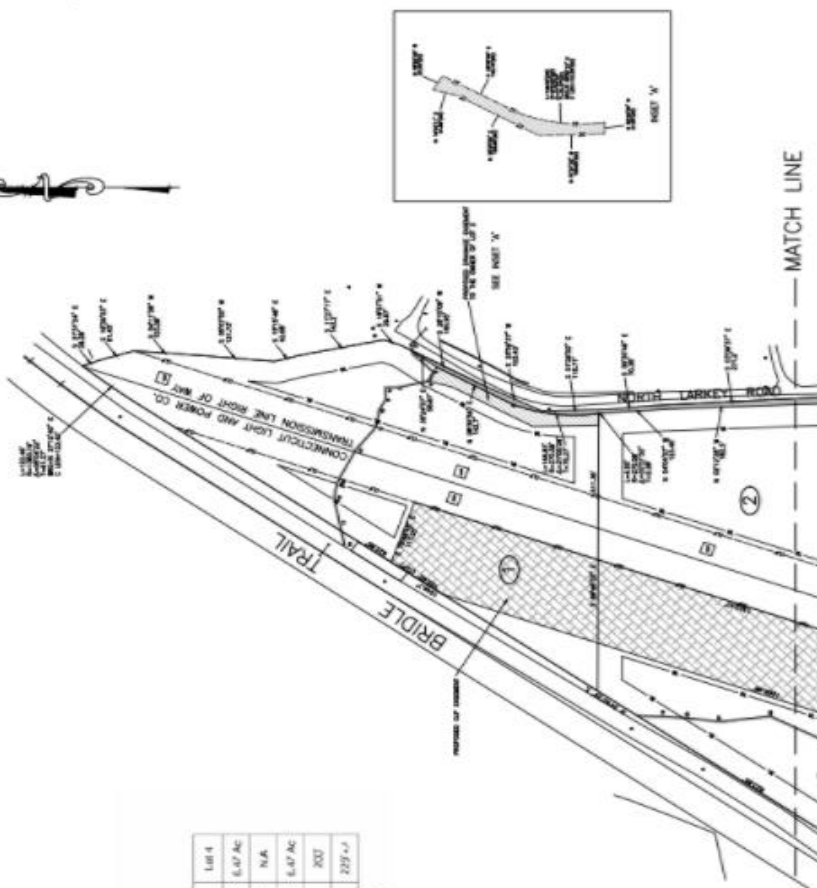
Standard	Minimum Required	Lot 1	Lot 2	Lot 3	Lot 4
Total Lot Area	2.5 Ac	5.89 Ac	23.50 Ac	15.71 Ac	6.07 Ac
Right of Way Areas (Existing & Proposed)	N/A	3.27 Ac	5.88 Ac	2.15 Ac	N/A
Compliance Lot Area	2.5 Ac	2.62 Ac	17.62 Ac	13.20 Ac	6.07 Ac
Building Square	209	200	200	200	200
Frontage	225'	247' ±	2400' ±	265' ±	225' ±

ALL LOTS CONTAIN A MINIMUM OF 2.5 ACRES OF DRY & CONTIGUOUS LAND

- LEGEND**
- ◀ HIGHWAY
 - DRIVE
 - GAS VALVE
 - TELE. POLE
 - WATER VALVE
 - LAMP POST
 - CATCH BASIN
 - ELECTRIC BOX
 - SIGN
 - MAILBOX
 - TELEPHONE BOX
 - GUY
 - FENCED END

MATCH LINE

SEE SHEET 1 OF 2



NOTES:
SEE SHEET 1 OF 2

VICINITY MAP
SCALE 1" = 100'

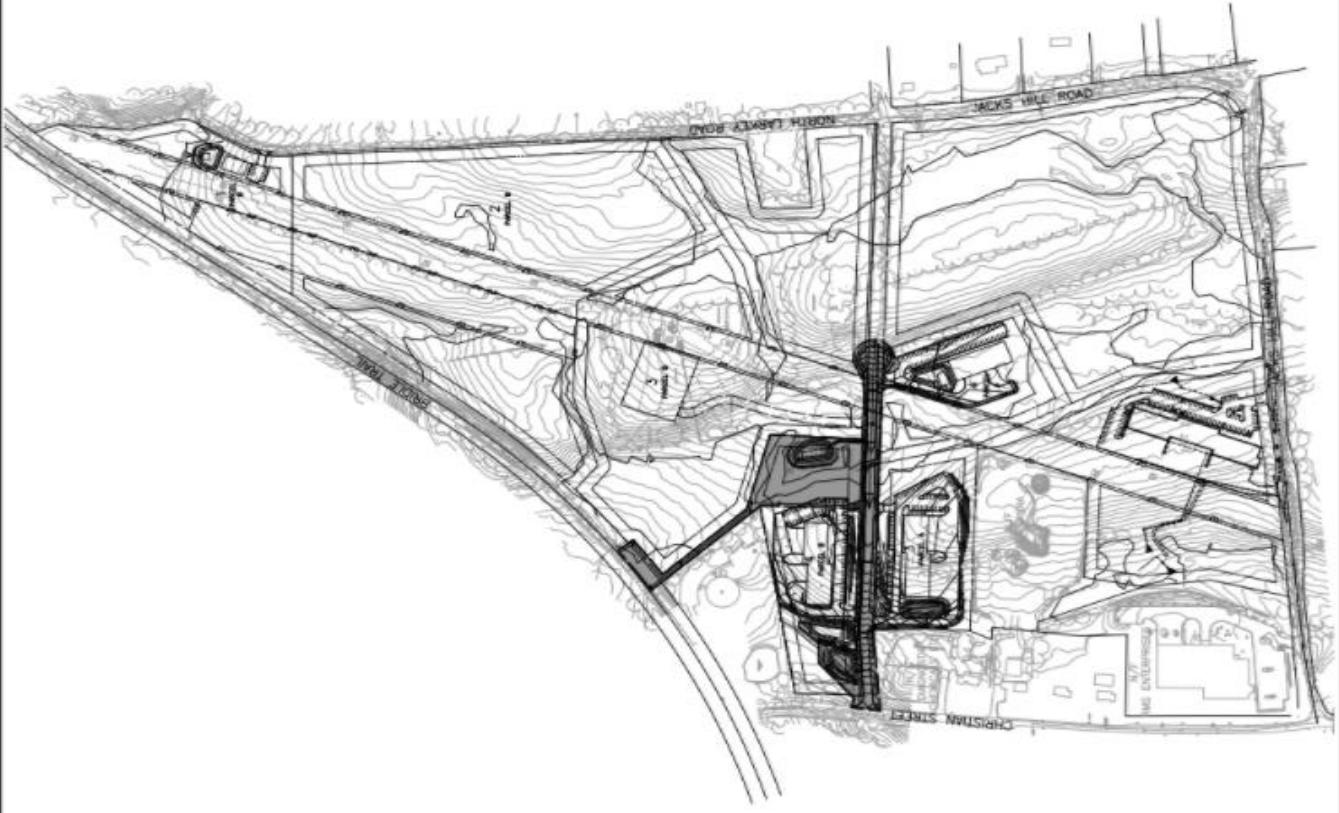


RESUBDIVISION MAP
OF PARCEL "B"
PREPARED FOR
DAVID B. SIPPIN
JACKS HILL ROAD
OXFORD, CONNECTICUT

DATE: 11/17/24 SCALE: 1" = 100' SHEETS: 2 OF 2 JOB NUMBER: 2401000000 FILE NUMBER: 24-0000000000
 3B ENGINEERING & ARCHITECTURE, INC.
 100 WEST MAIN STREET, SUITE 200, OXFORD, CT 06457
 TEL: 860.234.1111 FAX: 860.234.1112
 www.3beng.com

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11/17/24	DS	DS
2	REVISED PER COMMENTS	11/17/24	DS	DS

DESIGNED BY: DS
 CHECKED BY: DS
 DATE: 11/17/24
 DRAWN BY: DS
 SCALE: 1" = 100'



LEGEND

- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SEWER LATERALS
- SEWER JOINTS
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- BLANK RETAINED WITH FLAG #
- BY W/LAND SURVEY
- GRADE TO ZERO
- EXISTING ELEVATION
- WATER MAIN
- PROPOSED ELEVATION
- PROPOSED GRAVEL
- SEE SHEET FOR CONNECTIONS

OXFORD COMMERCE PARK
 LAYOUT PLAN
 JACKS HILL ROAD
 OXFORD, CONNECTICUT
 PREPARED FOR
 DAVID B SIPPIN

NO.	DATE	DESCRIPTION
1	11-12-88	CONSTRUCTION
2	1-12-89	TOP
3	1-12-89	P 1
4	1-12-89	P 2
5	11-22-91	P 3
6	12-22-91	REVISIONS
7	8-2-94	REVISIONS
8	8-2-94	REVISIONS
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99	8-2-94	REVISIONS
100	8-2-94	REVISIONS

DATE	SCALE	PLANTING	DATE	JOB NO.	FILE NUMBER
8-11-94	1"=200'	AS SHOWN	8-11-94	94-001	94-001



DAVID B. SIPPIN
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 NO. 10000

OXFORD COMMERCE PARK
 LAYOUT PLAN
 JACKS HILL ROAD
 OXFORD, CONNECTICUT
 PREPARED FOR
 DAVID B SIPPIN

