

FOR LEASE

**353 Christian Street Unit 12-B
Oxford, CT 06478**



**1,728 S/F
Office/ Warehouse
1 Drive-in door
Modern multi-tenant facility on 4.2 acres
All utilities , heavy power (200 amps/ 480 volts)
1 mile to I-84
Ample parking
Airport Enterprise Zone**

Lease asking: \$7.95 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS 353 Christian St Unit 12-B

CITY, STATE Oxford, CT 06478

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	45,000	Air Conditioning	Yes / office
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,728	Type of Heat	Oil
Available drive-in-doors	1	OTHER	
Ext. Construction	Block & Steel	Acres	4.2
Ceiling Height	16'	Zoning	Industrial
Roof	Steel	Parking	90 vehicles
Date Built	2000	State Route / Distance To...	I84 1 mile Route 8 5 miles

UTILITIES

Sewer	City
Water	City
Gas	No
Electrical	200 Amps /480 volts 3 phase

TAXES

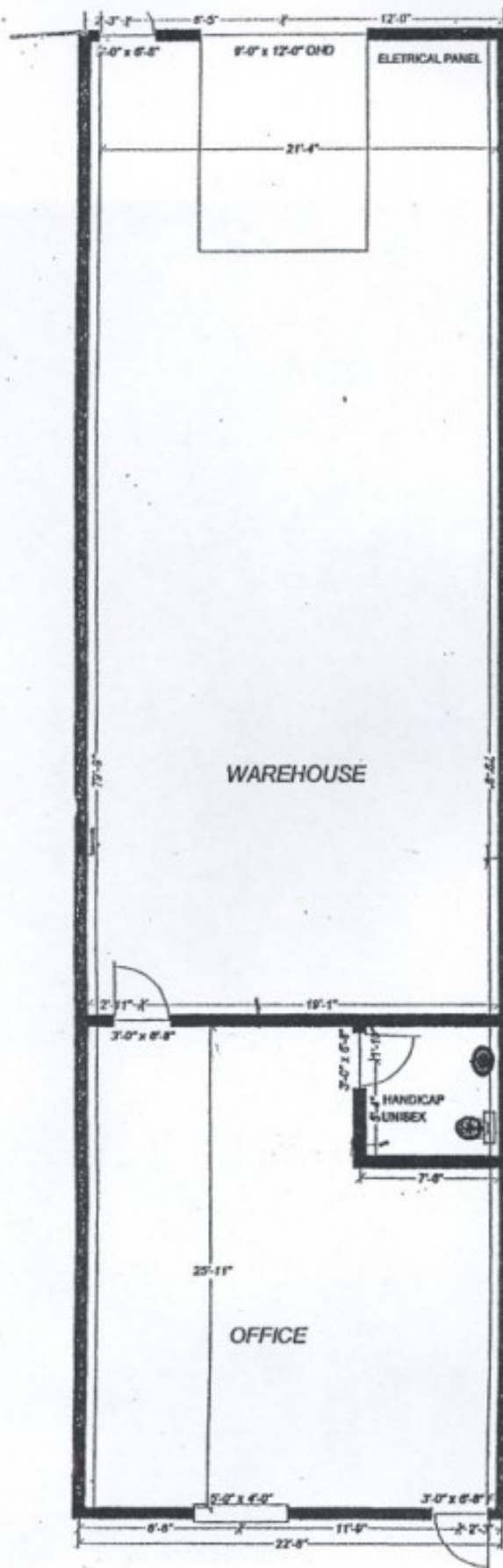
Assessment	
Mill Rate	
Taxes	.84

TERMS

Lease rate	\$7.95 NNN
Current NNN	\$1.98



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Unit 12B

353 Christian St,
Oxford, C.T.

