

FOR SALE

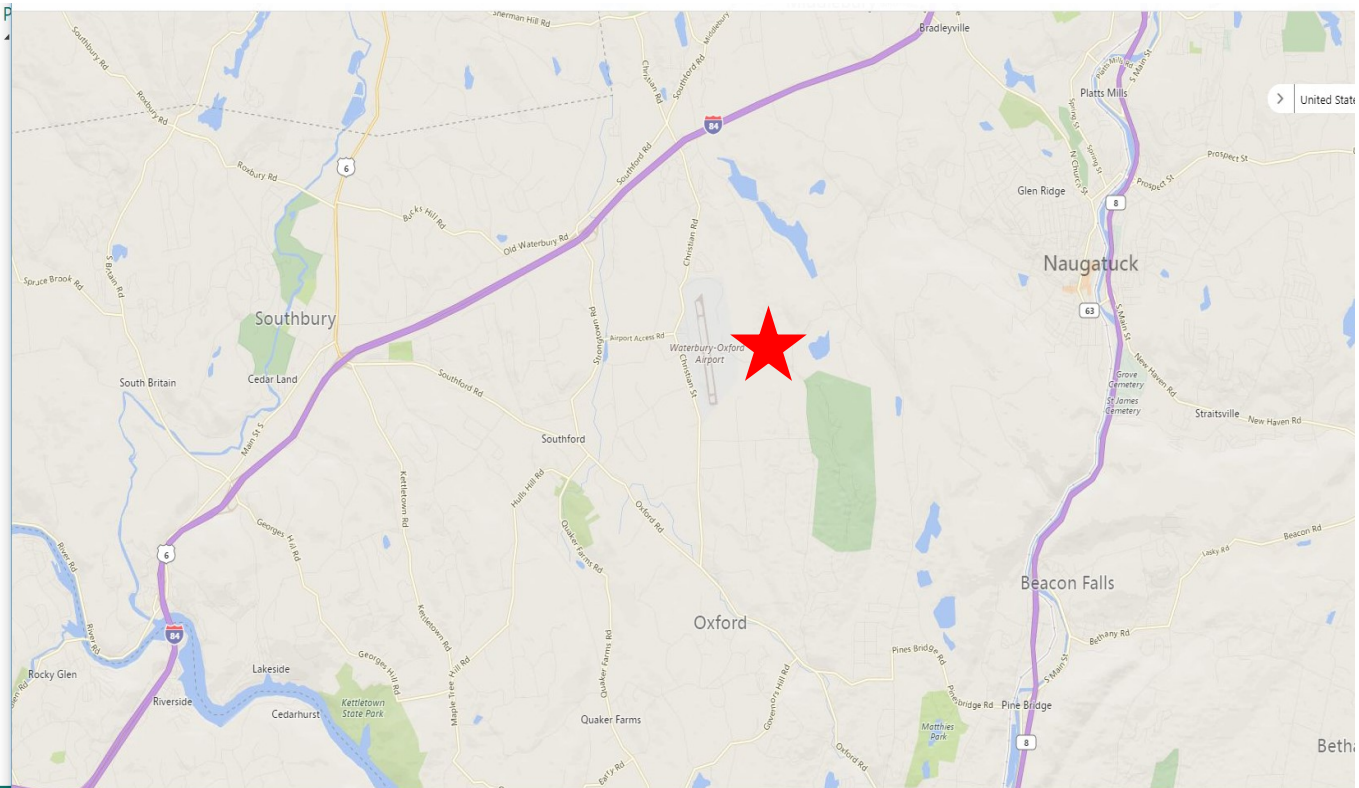
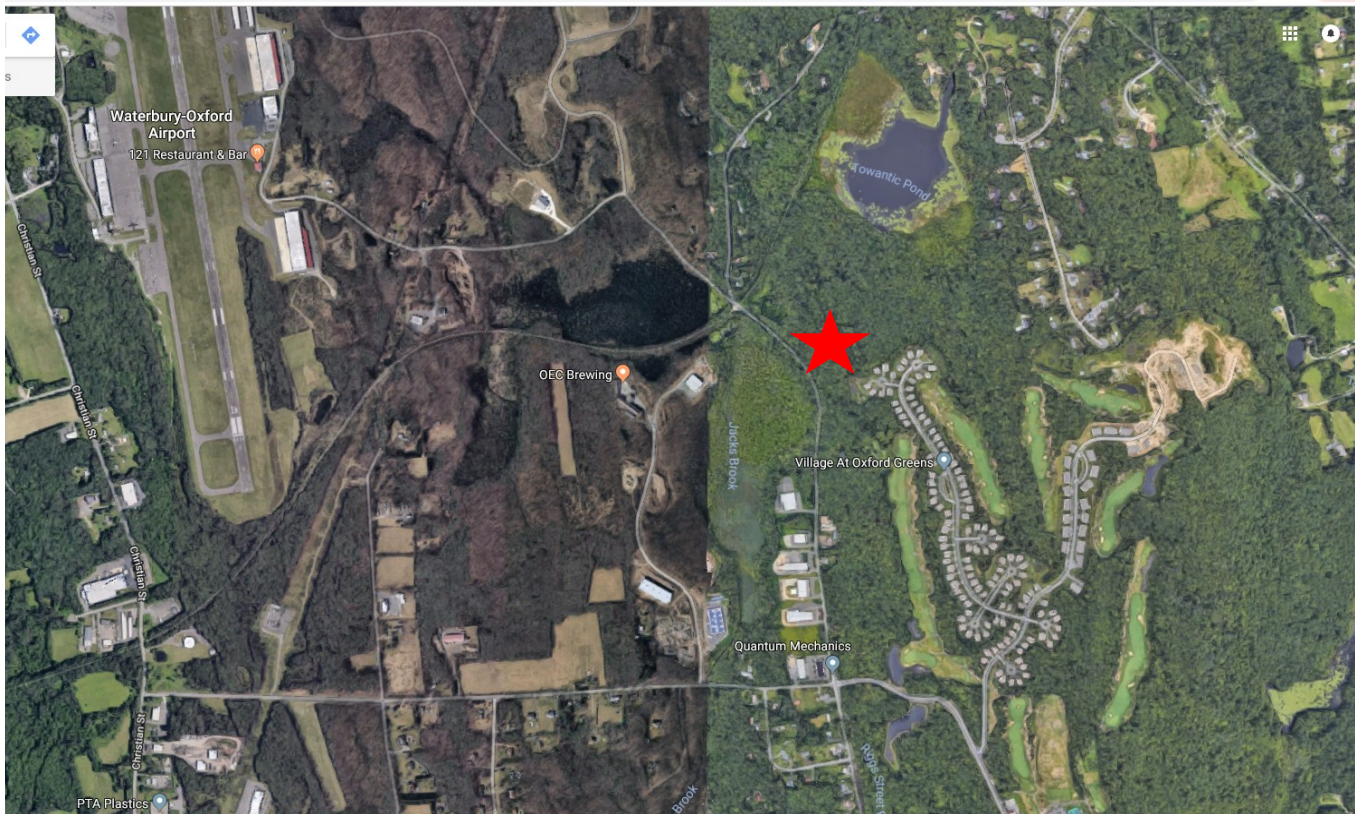
**370 Riggs Street
Oxford, CT**

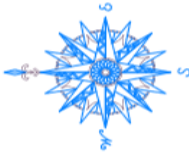


2.6 Acres Industrial Zoned Land

- **Oxford Industrial Park location offers possible Airport Enterprise zone benefits**
- **Preliminary site plan shows a 3,600 S/F possible building**
- **All utilities available with good access to I-84 and Route 8**

Offered at: \$79,000.00





NO.	REVISION



ANN MARVIN
12 WALDRON AVENUE
SUMMIT, NJ 07901

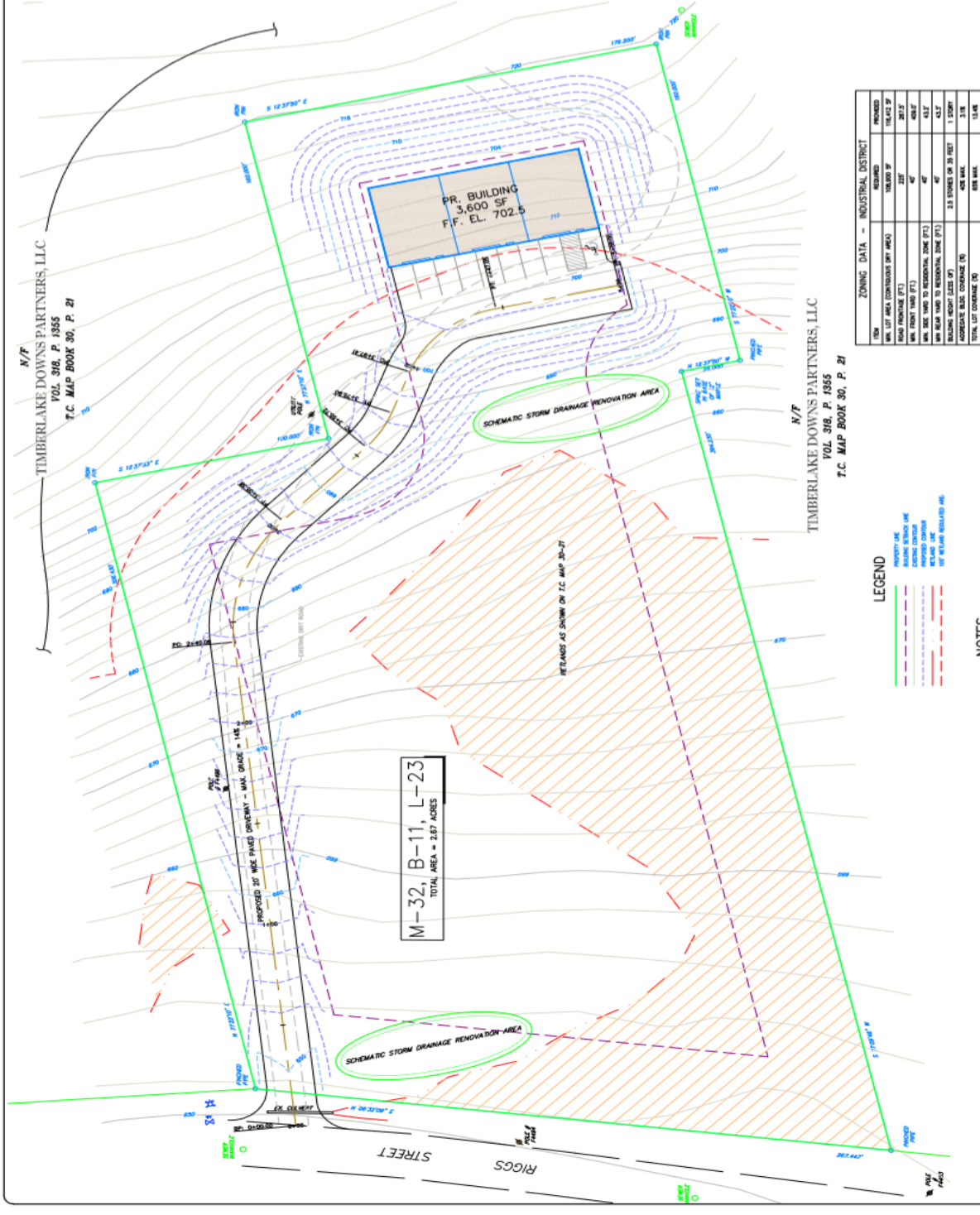
SCHEMATIC SITE PLAN

370 RIGGS STREET



DATE: 11/20/2023	REVISION: 0
DRAWN BY: JLP	CHECKED BY: JLP
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1 OF 1



M-32, B-11, L-23
TOTAL AREA = 2.67 ACRES

ITEM	ZONING DATA - INDUSTRIAL DISTRICT	PROPOSED	REQUIRED
MIN. LOT AREA (CONTIGUOUS DPT. AREA)	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
MAX. FRONT YARD SETBACK (FT.)	25	25	25
MIN. FRONT YARD SETBACK (FT.)	5	5	5
MIN. SIDE YARD SETBACK (FT.)	5	5	5
MIN. REAR YARD SETBACK (FT.)	5	5	5
BUILDING HEIGHT (MAX. FEET)	3.5	3.5	3.5
MAX. GROUND COVER (%)	20	20	20
MAX. LOT COVERAGE (%)	5	5	5

PARKING CALCULATION ANALYSIS	
BUILDING USE	PR. BUILDING TOTAL SF = 3,600 SF
MANUFACTURING/STORAGE	3,600 SF
OFFICE	400 SF
TOTAL SPACES REQUIRED	4 SPACES
TOTAL SPACES PROVIDED	8 SPACES

- LEGEND**
- PROPERTY LINE
 - BASELINE SETBACK LINE
 - BASELINE CORNER
 - WETLAND LINE
 - SETBACK LINE
 - SETBACK LINE RELATED TO

NOTES

- PROPERTY LINES AND WETLAND LOCATIONS SHOWN HEREON ARE TAKEN FROM SURVEY MAPS PREPARED BY [redacted].
- ANY ACTIVITY IN THE WETLANDS OR WITHIN 100 FEET OF THE WETLANDS REQUIRES A PERMIT FROM THE N.J. DEPARTMENT OF ENVIRONMENT AND NATURE RESOURCES AND IS TO BE CONSIDERED A VIOLATION OF THE CLEAN WATER ACT.
- ALL DISTANCES OF THE TOWN OF OPPORTUNITY ARE FROM THE TOWN OF OPPORTUNITY GIS DATA AND IS TO BE CONSIDERED APPROXIMATE.
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- ONLY FINAL DETAIL DESIGN APPROVALS FROM REGULATORY AGENCIES MUST BE OBTAINED. LOCAL CODES DO NOT MAKE ANY REPRESENTATION AS TO THE POTENTIAL FOR THESE APPROVALS TO BE GRANTED.
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N/A
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T.C. MAP BOOK 30, P. 21

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