FOR SALE

Pheasant Run Business Park
2 Pheasant Run Road, Oxford, CT
Lot #1

6.58+/- Acres Industrial Land
Lot can accommodate +/-. 50,000 S/F Facility
New business park/road entering from Willenbrock Road
All utilities at the property in pro-business community with low tax rate.
Great location. Access to I-84 (+/- 2.5 miles) and Route 8 (+/- 5 miles)
Cleared and ready to go pad site
New airport enterprise zone.
Offered at $95,000.00 per acre

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.
Pheasant Run Business Park

LOT #1 - 6.58 ACRES
DRY CONTIGUOUS: 6.11
WETLAND AREA: .47

LOT #2A - 3.7 ACRES SOLD
DRY CONTIGUOUS: 2.5
WETLAND AREA: 1.20

LOT #2B - 3.7 ACRES PENDING
DRY CONTIGUOUS: 2.5
WETLAND AREA: 1.20

LOT #3 - 18.56 ACRES
DRY CONTIGUOUS: 15.50
WETLAND AREA: 3.06

LOT #4 - 9.20 ACRES SOLD
DRY CONTIGUOUS: 9.14
WETLAND AREA: .06

LOT #5 - 18.7 ACRES SOLD
DRY CONTIGUOUS: 9.67
WETLAND AREA: 3.95
VELFTH JAM DEVELOPMENT

LOT AREA = 286,476 SF = 6.58 AC.
DRY CONTIGUOUS AREA = 6.11 AC.
WETLAND AREA = 0.47 AC.
±50,000 SF INDUSTRIAL BUILDING

FF. ELEV. 514.0

E OF ROAD.

INATED STOCK,
SS BLANKET
JRY. CT.