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# FOR LEASE

***11 Robinson Lane Unit #2  
Oxford, CT 06478***



**Unit 2 - 2,600 +/- S/F Office / Warehouse**

**+/- 160 S/F Office and 2 Drive in Door/1 Dock  
Ideal for many warehouse or light assembly operations  
Clear Span Space -Ample Parking  
Great Location near airport and minutes from I-84**

**Offered at \$7.50 NNN**

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## PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	11 Robinson Lane Unit #2		
<b>CITY, STATE</b>	Oxford, CT 06478		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F	13,000	Air conditioning	In office area
Number of floors	1	Sprinkler / type	No
Avail S/F	2,600	Type of heat	Oil
Office space	160	<b>OTHER</b>	
Column space	Clear span	Total acres	1.5
Avail docks	1	Rail spur	No
Avail overhead doors	2	Zoning	Industrial
Exterior construction	Steel	Parking	Ample
Ceiling height	14'	Interstate	I-84 / Exit 16
Roof	Shingle	Distance to	2.5
Date built	1980	State Route	Route 8 / Exit 22
<b>UTILITIES</b>		Distance to	5
Sewer	Sewer	<b>TERMS</b>	
Water	Well	Lease rate	\$7.50 NNN
Gas	No		
Electric	100 amps / 208 volts		

