

FOR SALE/LEASE

91 Willenbrock Road B1
Oxford, CT



6,800 S/F Modern Flex Condominium Unit

- 3,400 S/F office space main level and 3,400 S/F lower level production/ assembly space
- Industrial zoning in Airport Enterprise Zone
- Ideal for Office, lab space or assembly
- Fully air conditioned 400 amp power supply
- Overhead loading door
- Business park location with excellent highway access

Sale asking: \$399,900.00

Lease rate: \$6.00 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS 91 Willenbrock Road B1

CITY, STATE Oxford, CT 06478

BUILDING INFO

Total S/F 6,800
 Number of floors 2
 Avail S/F 6,800
 Office space 3,400
 Ext. Construction Masonry
 Available drive-in doors 1
 Ceiling Height 10'
 Date Built 1995
 Roof Asphalt shingle

UTILITIES

Sewer Yes
 Water Yes
 Gas Propane
 Electrical 400 amps 120/ 208 volts

MECHANICAL EQUIP.

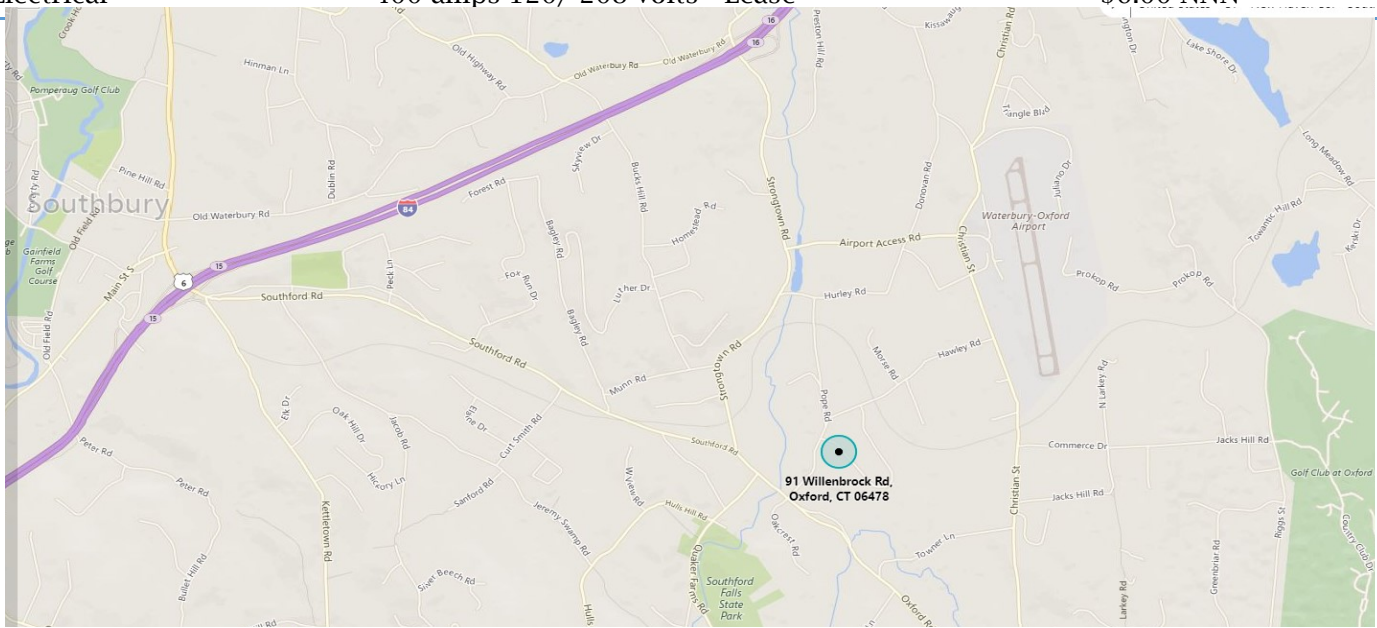
Air Conditioning Yes
 Sprinkler / Type No
 Type of Heat Propane
OTHER
 Acres
 Zoning Industrial
 Parking Ample
 State Route / Distance To... 2 Miles / I84
 6 Miles RTE 8
 Condo Fees \$509.14 per mo.

TAXES

Assessment \$314,400.00
 Mill Rate 24.21
 Taxes \$7,611.62

TERMS

Sale \$399,900.00
 Lease \$6.00 NNN



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91 Willenbrock Road, Unit 1

