

FOR SALE/LEASE

116 Willenbrock Road
Oxford, CT 06478



+/- 27,200 S/F on 7.7 Acres
Manufacturing-Warehouse Facility

- 8,000 S/F of Nicely Finished Office
- 30' Ceiling Heights with Multiple Crane Positions
- Large Level Yard Area Will Allow for Significant Expansion
- 1 Dock and 3 Large Drive in Doors

Offered at: \$2,175,000.00

Lease rate: \$7.95 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		116 Willenbrock Road	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	27,200	Air Conditioning	Office areas
Number of floors	1	Sprinkler / Type	Yes/ wet
Avail S/F	27,200	Type of Heat	Propane & gas Available
Office space	8,000	OTHER	
Avail docks	1	Acres	7.7
Avail overhead doors	3	Zoning	Industrial
Ext. Construction	Masonry - steel	Cranes	Multiple crane positions
Ceiling Height	30'	State Route / Distance To...	Route 8 - 7 / I 84 - 2.5
Roof	Steel	TAXES	
Date Built	1999	Assessment	\$1,273,500
UTILITIES		Appraisal	
Sewer	City	Mill Rate	24.21
Water	City	Taxes	\$30,831.44
Gas	Yankee Gas	TERMS	
Electrical	600 Amps	Sale	\$2,175,000.00
	480 Volts / 3 phase	Lease rate	\$7.95 NNN

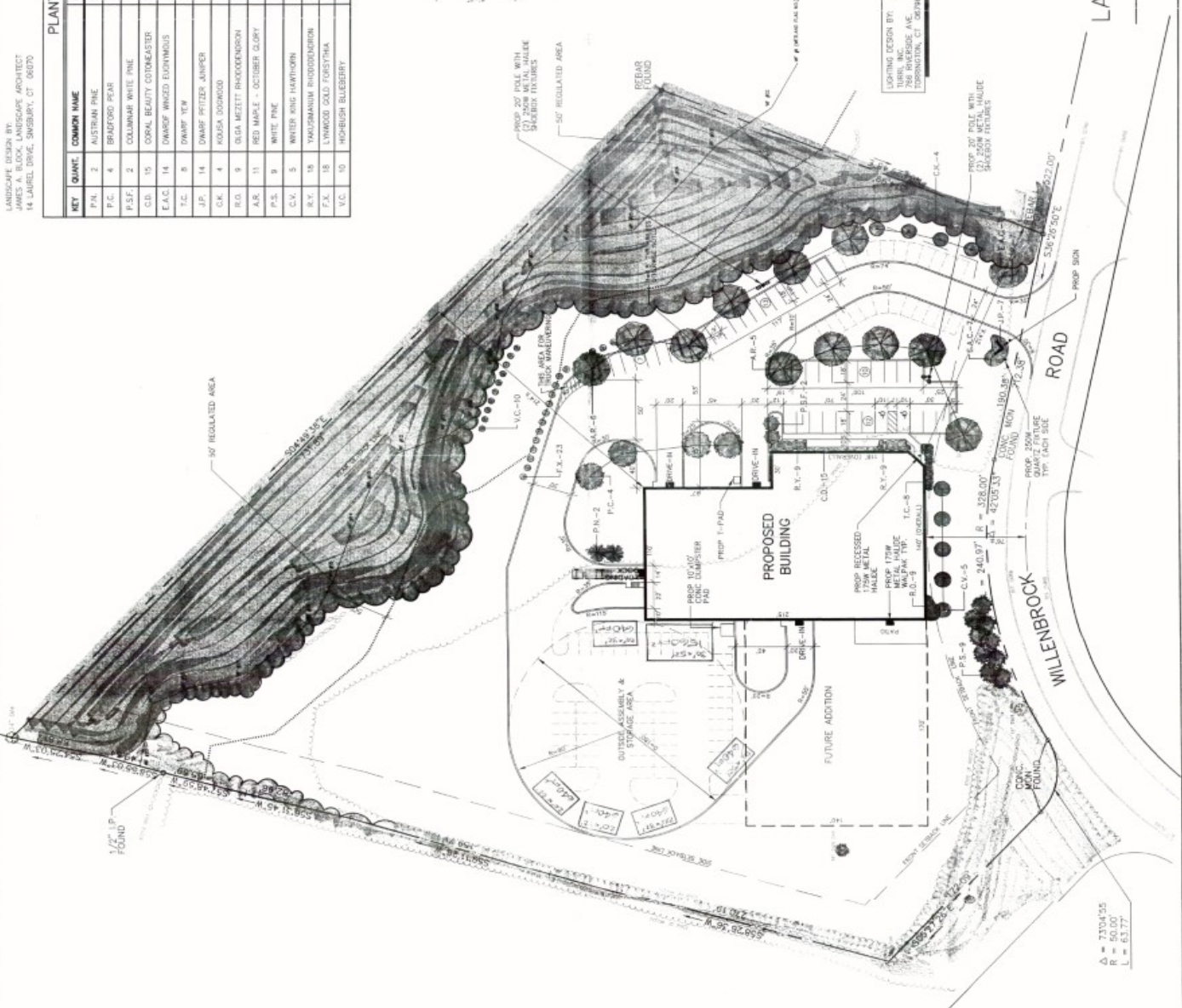
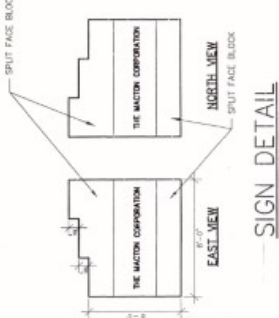


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

SITE PLAN

LANDSCAPE DESIGN BY:
 THE MACTON CORPORATION
 14 LABEL DRIVE, DANBURY, CT 06870

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
P.N.	2	AUSTRIAN PINE	FINUS NERPA	5' - 6'
P.C.	4	BRADFORD PEAR	PIRUS CALLERYANA	6' - 8'
P.S.F.	2	COLUMBIAN WHITE PINE	PIRUS STROBUS FASTIGIATA	5' - 6'
C.D.	15	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMER	12" - 15"
E.A.C.	14	DWARF WINGED EUONYMUS	EUONYMUS ALATUS COMPACTUS	18" - 24"
T.C.	8	DWARF TW	TAXUS DISPERATA DENSIFORMIS	18" - 24"
J.P.	14	DWARF PITZER JUNIPER	JUNIPERUS CHINENSIS PYRIZIEMANA COMPACTA	18" - 24"
C.K.	4	KOUSA DOGWOOD	CORNUS KOUSA	6' - 8'
R.G.	9	GLA METT RHODODENDRON	RHODODENDRON GLA METT	15" - 18"
A.R.	11	RED MAPLE - OCTOBER GLORY	AZER RUBRUM	2 1/2" CAL.
P.S.	9	WHITE PINE	PIRUS STROBUS	5' - 6'
C.V.	5	WHITE KING HAWTHORN	CRATAEGUS VIRGIDIS "WHITE KING"	6' - 8'
R.Y.	18	YAKUSHIMAN RHODODENDRON	RHODODENDRON YAKUSHIMAN "PRINCESS WHITE"	15" - 18"
F.X.	18	LYNKWOOD COLD FORESTRYMA	FORESTRYMA x HYBRIDEMSA "LYNKWOOD GALT"	SEEDLINGS
V.C.	10	HOBUSH BLUEBERRY	VACCINIUM COCCINEUM	SEEDLINGS



Δ = 73'x435
 R = 50.00'
 L = 63.77'



9/10/98 -REV. 8/10/98 SIDE & LOCATION, OUTSIDE STORAGE AREA
 8/10/98 -REV. 8/10/98 SIDE & LOCATION, OUTSIDE STORAGE AREA
 8/10/98 -REV. 8/10/98 SIDE & LOCATION, OUTSIDE STORAGE AREA

PROJECT: THE MACTON CORPORATION
 WILLETTSVILLE ROAD, DANBURY, CT
 DRAWN BY: M.C. SPENCER
 DATE: 8-24-98
 SHEETS: 1-40
 THIS SHEET NUMBER: 17 OF 40

LANDSCAPE, LIGHTING & LAYOUT PLAN

SCALE: 1"=40'
 MACTONSP-dwg 9-10-98 9-4:02 on EST

FLOOR PLAN

BUILDING INFO TABLE

USE DRAWING SET: 200-210

TYPE OF CONSTRUCTION: 400-400

PERMITTED HEIGHT (SECT. 504.1)

ACTUAL HEIGHT

ACTUAL AREA

STORY FLOOR

MECHANICAL ROOMS & HALLS

STORY OCCUPANCY LOAD (TABLE 504.2)

ACTUAL OCCUPANCY

PERMITTED TRAVEL DISTANCE (TABLE 504.3)

ACTUAL TRAVEL DISTANCE

MARKED WALKWAY WIDTH (TABLE 504.4)

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THE MACTON CORPORATION

DATE: 2/2/10

SCALE: 1/8" = 1'-0"

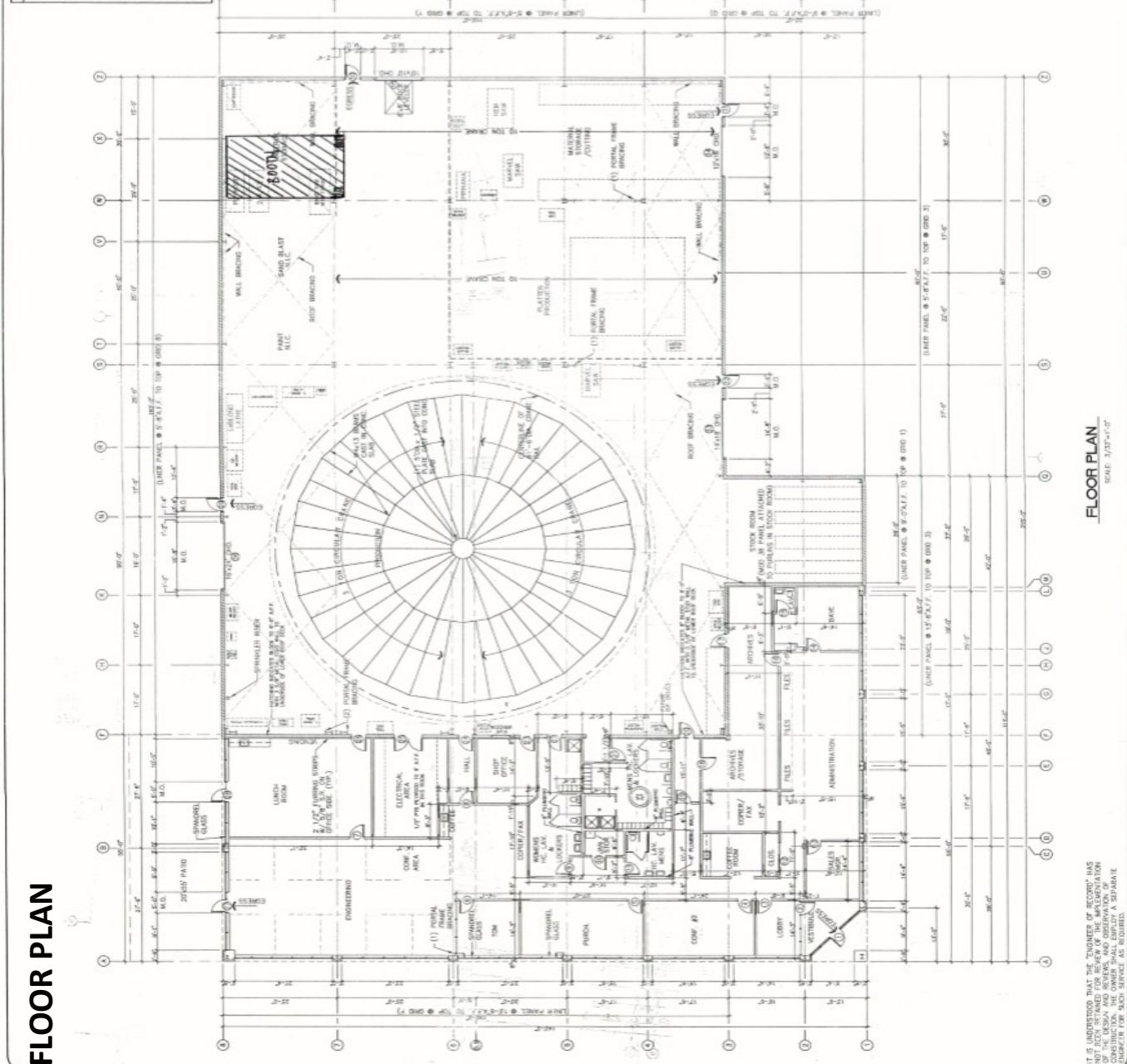
PROJECT: THE MACTON CORPORATION

LOT # 12

PROJECT: THE MACTON CORPORATION

SHEET NO. A1

REVISIONS: 2/2/10



FLOOR PLAN
SCALE: 3/32" = 1'-0"

IT IS UNDERSTOOD THAT THE "OWNER OF RECORD" HAS NOT BEEN RETAINED FOR REVIEW OF THE MAINTENANCE AND REPAIRS AND OBSERVATION OF THE CONSTRUCTION AND REPAIRS AND OBSERVATION OF THE CONSTRUCTION FOR SUCH PURPOSES AS REQUIRED.

