

# FOR LEASE

*365 Christian Street Unit 4  
Oxford, CT*



## Unit 4 – 4,000 S/F

- +/- 400 S/F Air Conditioned Office Area and space is fully air conditioned
- Drive In Door & Dock, 16' Ceilings
- 200 Amps, 3 Phase power per unit
- Modern building located minutes from I-84 Exit 16
- Ideal for light manufacturing or warehousing
- Owners may consider dividing

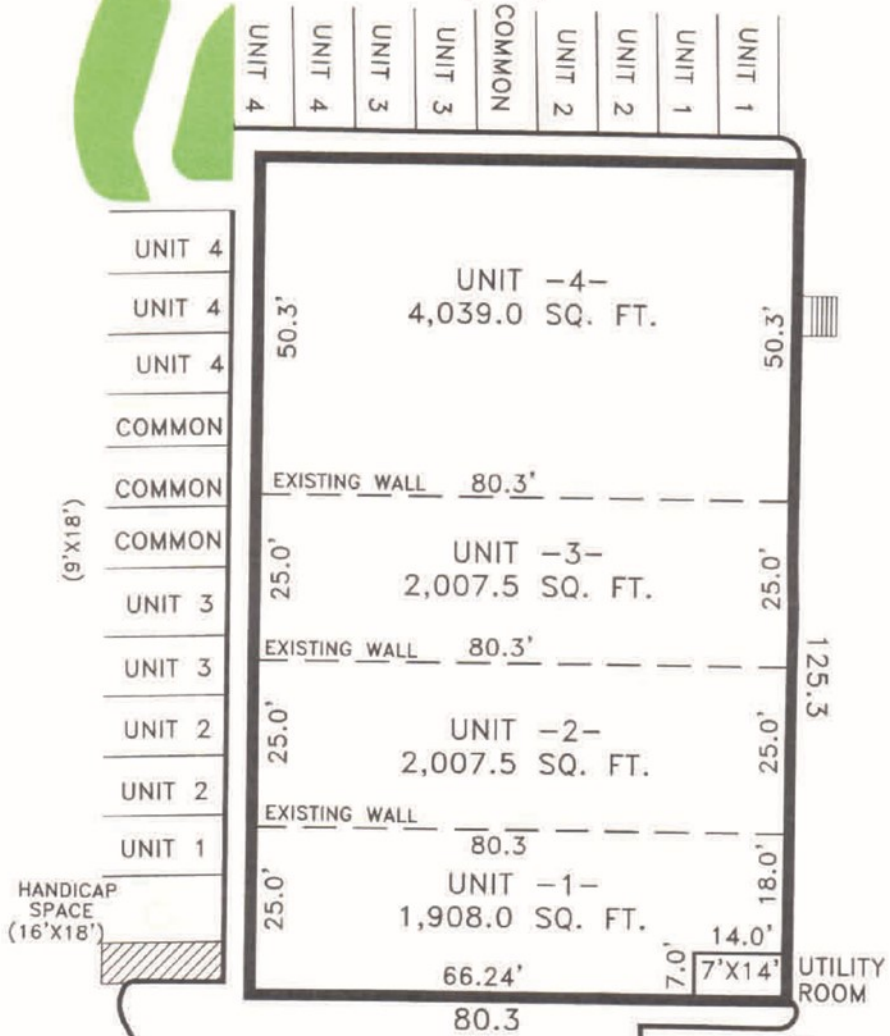
Lease rate: \$7.50 NNN

<b>PROPERTY DATA FORM</b>			
<b>PROPERTY ADDRESS</b>	<b>365 Christian Street Unit 4, Oxford CT 06478</b>		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F	10,000	Air conditioning	Yes
Unit 4	4,000 S/F		Unit 4 has full A/C
Number of floors	1	Sprinkler system	No
Avail S/F	4,000	Type of heat	Gas
Office space	+/- 400 SF	<b>TAXES</b>	
Column space	25 x 80 bays	Assessment	\$432,500.00
Avail docks	1	Mill rate	24.75
Avail drive-in doors	1	Tax	\$10,704.38
Exterior construction	Steel	<b>OTHER</b>	
Ceiling height	16'	Total acres	2.5 +/-
Roof	Metal standing seam	Zoning	Industrial
Date built	2002	Parking	23 cars
<b>UTILITIES</b>		Interstate	I-84
Sewer	Yes	Distance to	1.5 mile
Water	Yes	State Route	Route 8
Gas	Yes	Distance to	5 miles
Electrical			
Amps	200 per unit		
Volts	120/208	<b>TERMS</b>	
Phase	3	Lease rate	\$7.50 NNN



# PARKING LAYOUT:

(9'x18')



## PARKING COUNT FOR UNITS:

- UNIT 1 HAS 4 PARKING SPACES
- UNIT 2 HAS 5 PARKING SPACES
- UNIT 3 HAS 4 PARKING SPACES
- UNIT 4 HAS 5 PARKING SPACES

4 COMMON SPACES

1 HANDICAP SPACE

TOTAL PARKING SPACES = 23

SCALE 1"=20'



