

CONTACT: ED GODIN, SIOR

E-mail: Egodinpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***11 Robinson Lane
Oxford, CT 06478***

Unit 4

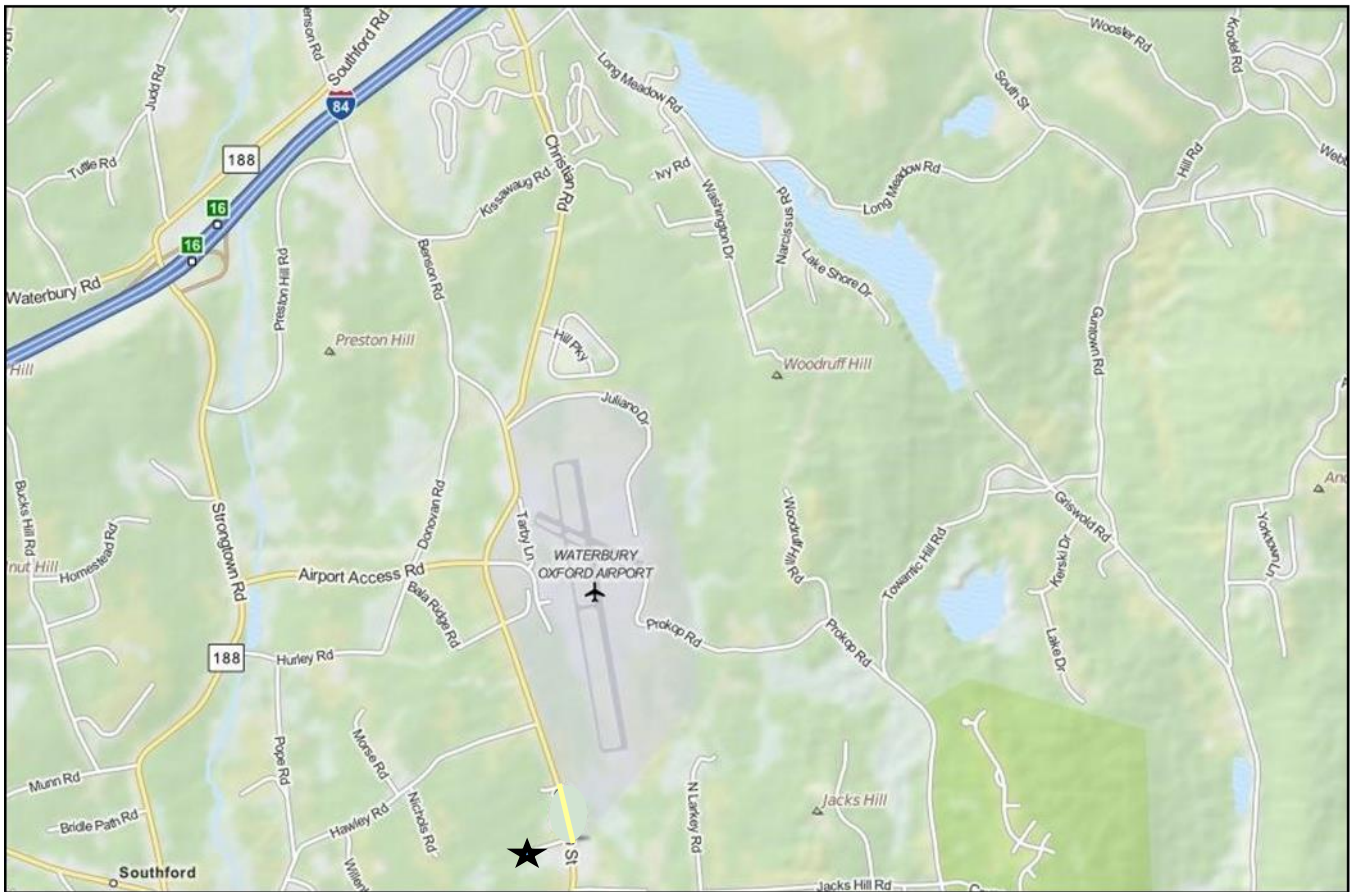
**2,200 +/- S/F Office / Warehouse
+/- 260 S/F Office and 1 Drive in Door
Great Location near airport and
minutes from I-84**

Offered at \$7.00 NNN



PROPERTY DATA FORM			
PROPERTY ADDRESS	11 Robinson Lane		
CITY, STATE	Oxford, CT 06478		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	13,000	Air conditioning	In office area
Number of floors	1	Sprinkler / type	No
Avail S/F	2,200	Type of heat	Oil
Office space	260	OTHER	
Column space	Clear span	Total acres	1.5
Avail docks	1	Rail spur	No
Avail overhead doors	1	Zoning	Industrial
Exterior construction	Steel	Parking	Ample
Ceiling height	10'	Interstate	I-84 / Exit 16
Roof	Shingle	Distance to	
Date built	1980	State Route	Route 8 / Exit 22
UTILITIES		Distance to	
Sewer	Septic	TERMS	
Water	Well	Lease rate	\$7.00 NNN
Gas	No		
Electric	600 amps / 208 volts		

**Ideal for many warehouse or
 light assembly operations
 Clear Span Space -Ample Parking**



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