

FOR LEASE

106 Willenbrock Road
Oxford, CT



Tower Business Park

6,400 S/F Industrial building

- 1,200 S/F finished office area
- Clear span design with a dock and drive-in door
- 26' clear height allows for excellent warehouse space or a second floor
- Great business park location with good highway access

\$7.50 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS 106 Willenbrock Road

CITY, STATE Oxford, CT 06478

BUILDING INFO

Total S/F	6,400	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	6,400	Type of Heat	Gas
Office space	1,200	OTHER	
Column space	Clean span	Zoning	Industrial
Avail docks	1	Parking	Ample
Avail overhead doors	1	Total acres	9
Ext. Construction	Masonry/steel	State Route / Distance To...	

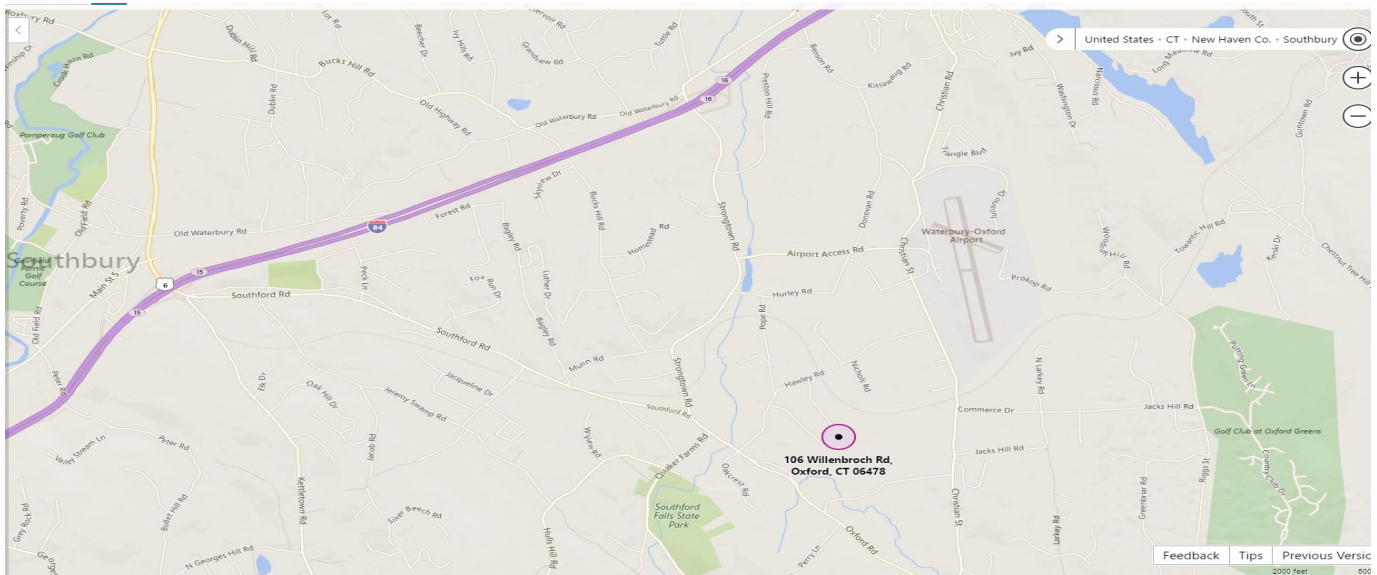
Ceiling Height	26'	TAXES	
Roof	Metal	Assessment	\$78,5500.00
Date Built	2009	Mill Rate	24.96
		Taxes	\$19,606.08

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	800 Amps /480 V 3 phase

TERMS

Lease rate	\$7.50 PSF 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.

