Godin Property Brokers LLC

★★★★★ Commercial / Industrial

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FOR LEASE

6 Pheasant Run Road
Oxford, CT

New Construction
Industrial / Flex Units

- **Two Units Left Unit #3 1,000 S/F & Unit #4 1,200 S/F**

- **Each space contains an overhead door, restroom, high efficiently LED lighting and a gas heater**

- **All municipal utilities and 16' ceilings**

- **Great business park location minutes from highways**

- **November 2019 occupancy**

PROPERTY DATA FORM

PROPERTY ADDRESS	6 Pheasant Run Rd
CITY, STATE	Oxford, CT

BUILDING INFO

Total S/F	12,000
Number of floors	1
Avail S/F	12,000
Will subdivide to	1,000
Office space	possible
Column space	Clear span
Ext. Construction	Masonry - wood
Ceiling Height	16'
Avail overhead doors	1 per unit
Roof	Asphalt shingles
Date Built	2019

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical **(per unit)**	100 Amps
	208 Volts
	3 Phase

MECHANICAL EQUIP.

Air Conditioning	Possible
Sprinkler / Type	None
Type of Heat	Gas

OTHER

Acres	3.7
Zoning	Industrial
Parking	25
State Route / Distance to	Route 8 - 7 miles
Interstate / Distance to	I-84 - 2.5 miles

TAXES

Assessment	
Mill Rate	
Taxes	

TERMS

Lease rate			Rent is Gross + Utilities
Unit 3	1,000 S/F	$1,100.00 per month
Unit 4	1,200 S/F	$1,250.00 per month

JAMES T. TUTTLE ARCHITECT

464 WOLCOTT ROAD
WOLCOTT, CONNECTICUT 06716

PHEASANT RUN

6 PHEASANT RUN RD.   OXFORD, CT

REVISIONS
1/8" Floor Plan/
Typ. H.C. Toilet
Detail/
Wall Types

SQ-29 Reduced
Bldg Length 2'

3 APRIL 2019
SHT. 4 OF 7

A2
JOB NO. 1904

LEASED

LEASED

LEASED

LEASED

Unit #4 -1,200 S/F
Available

Unit #3 -1,000 S/F
Available

1 FIRST FLOOR PLAN
A2 11,800 SQ. FT. GROSS AREA

1/8" = 1'-0"

WALL TYPES

Wall Type 4
Center Wood Stud Demising Wall

Wall Type 3
Interior Wood Stud Wall

Wall Type 2
Center Wood Stud Demising Wall
With Shelf

Wall Type 1

3/4" = 1'-0"