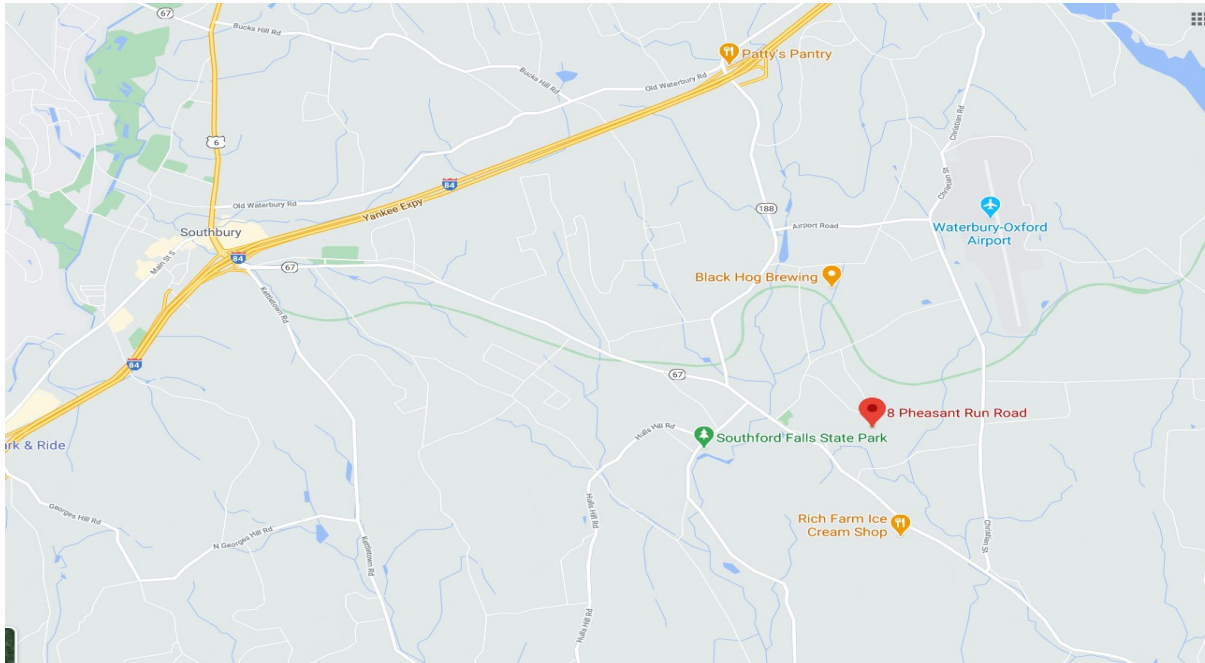


# FOR SALE

***Pheasant Run Business Park  
8 Pheasant Run Road, Oxford, CT  
Lot # 3R***



**+/- 14.75 Acres Industrial Land**  
**Lot Can Accommodate +/- 100,000 S/F Facility**  
**New Business Park/Road Entering from Willenbrock Road**  
**All Utilities at the Property in Pro-Business Community with**  
**low tax rate**  
**Great Location Access to I-84 (+/- 2.5 miles) and Route 8 (+/- 5 miles)**  
**Cleared and Ready to Go Pad Site**  
**New Airport Enterprise Zone**  
**Offered at \$95,000.00 Per Acre**



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