

# FOR LEASE

**353 Christian Street 9,10 & 11B  
Oxford, CT 06478**



**8,633 S/F Office/Warehouse  
1,800 S/F finished office area  
2 Loading Docks/1 Drive-in door  
Modern Multi - Tenant Facility on 4.2 acres  
Full A/C Heavy Power (400 amps/480 volts)  
1 Mile to I-84 - Ample Parking  
Airport Enterprise Zone  
Lease asking: \$7.95 PSF NNN**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 353 Christian St 9,10 & 11

**CITY, STATE** Oxford, CT 06478

**BUILDING INFO** **MECHANICAL EQUIP.**

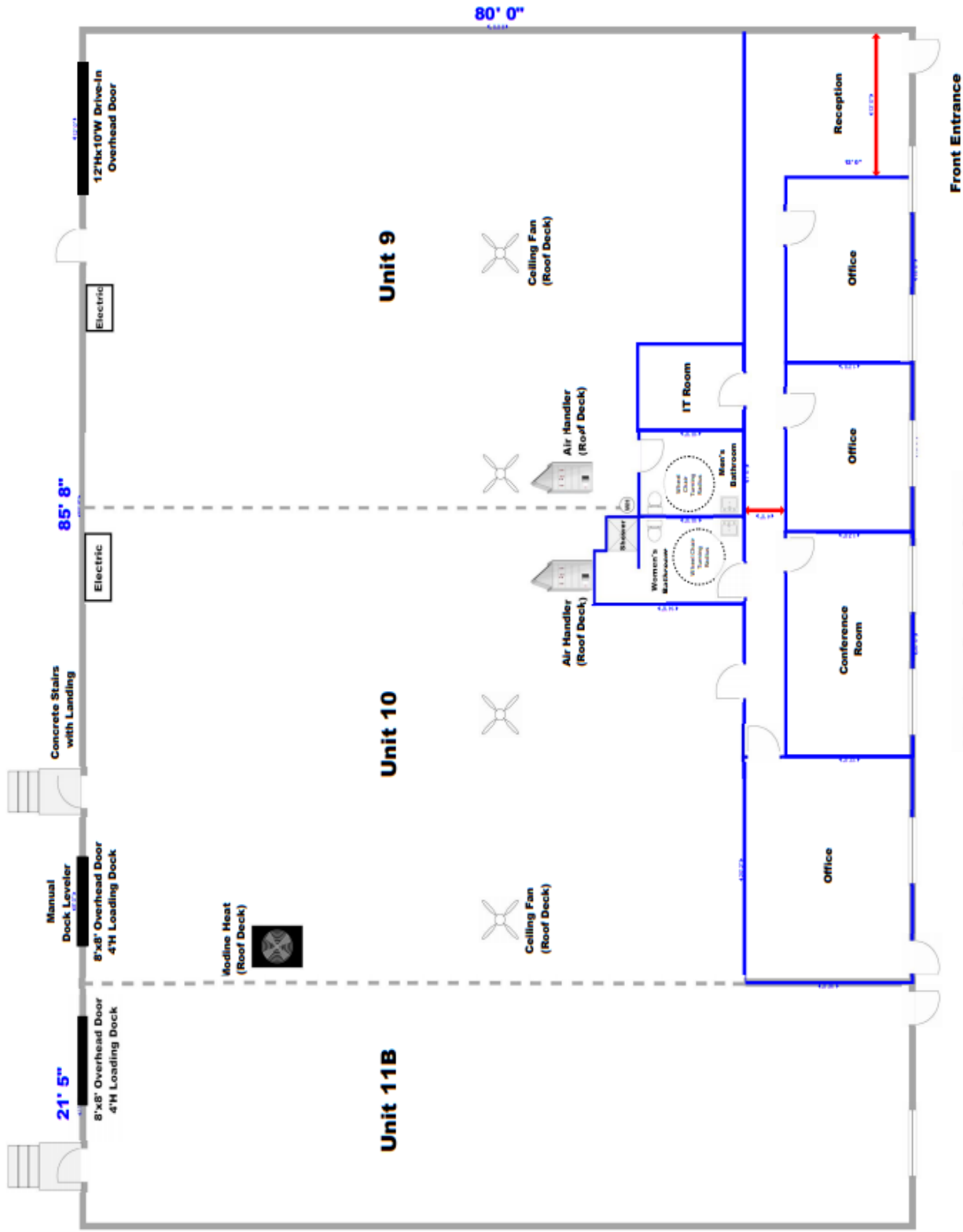
Total S/F	45,000	Air Conditioning	Yes / office
Number of floors	1	Sprinkler / Type	No
Avail S/F	8,633	Type of Heat	Oil
Office Space	1,800	<b>OTHER</b>	
Available docks	2	Acres	4.2
Available drive-in-doors	1	Zoning	Industrial
Ext. Construction	Block & Steel	Parking	90 vehicles
Ceiling Height	16'	State Route / Distance To...	I84 1 mile Route 8 5 miles
Roof	Steel	<b>TAXES</b>	
Date Built	2000	Assessment	

**UTILITIES** **TENANT/BUYER TO VERIFY**

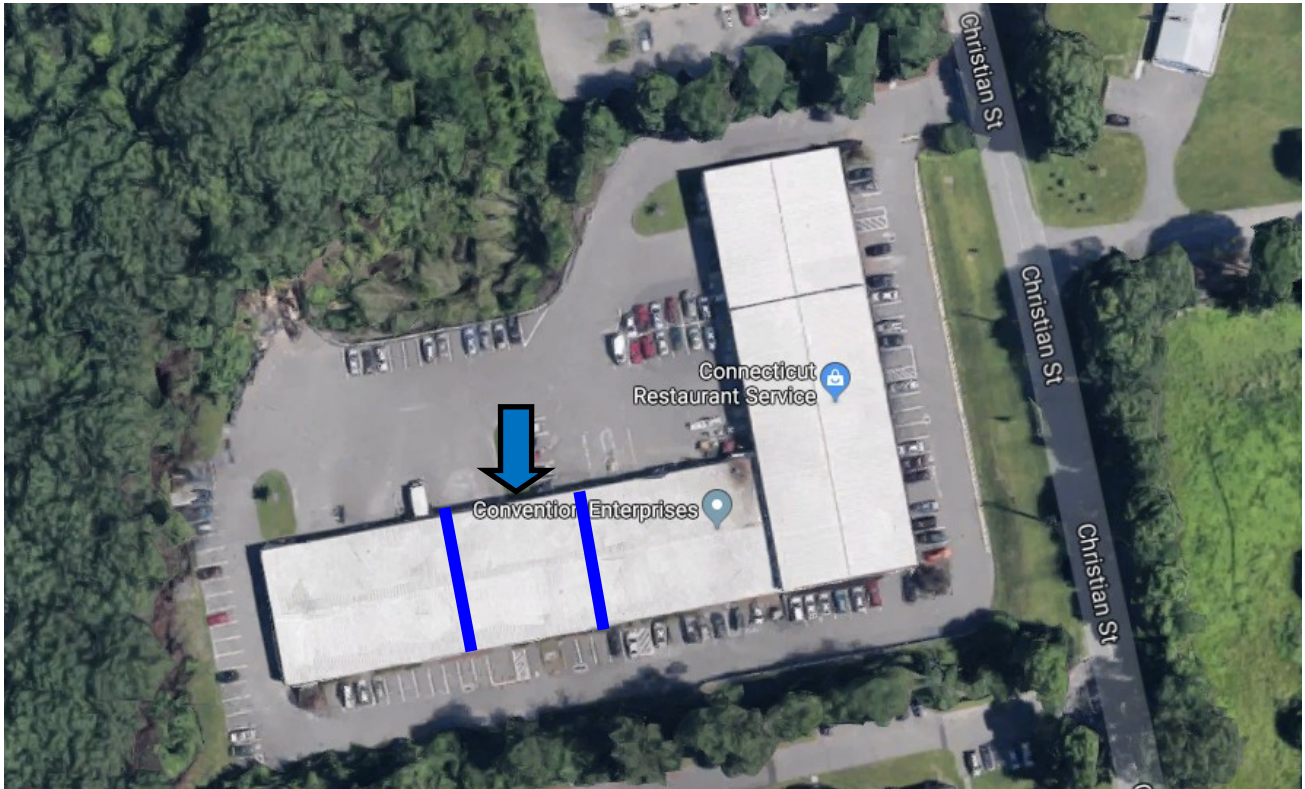
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	No	<b>TERMS</b>	
Electrical	400 Amps /480 volts 3 phase	Lease rate	\$7.95 NNN
		Current NNN	\$1.84 PSF



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**Units 9, 10, 11B**  
**353 Christian St.**  
**Oxford, CT**  
**8,633 sf ±**



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