



**CONTACT: ED GODIN, SIOR**

E-mail: [EGodinPB@gmail.com](mailto:EGodinPB@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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

850 Straits Turnpike, Suite 204  
Middlebury, CT 06762

**FOR LEASE**



***325 Riggs Street  
Oxford, CT 06478***

**Newer 8,000 S/F Industrial Building on 3.3 Acres  
Rare Freestanding Building Ideal for Warehouse or  
Manufacturing**

**Nice Office Area, 17' Ceiling Heights and Air Conditioned  
Great Location Minutes to Highways In  
Airport Enterprise Zone**

**Owner will Consider Dividing to 5,000 S/F or 3,000 S/F  
Lease Rate: \$8.00 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.

# PROPERTY DATA FORM

PROPERTY ADDRESS	325 Riggs Street
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,000	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	8,000	Type of Heat	Gas - Hot Air
Will subdivide to	3,000	<b>OTHER</b>	
Office Space	1,000	Acres	3.3
Available Docks	1	Zoning	Industrial
Avail. overhead doors	2	Parking	+/- 20
Ext. Construction	Steel	Interstate Distance	I-84 / 2
Ceiling Height	17'	State Route Distance	Rte. 8 / 5
Roof	Steel	<b>TAXES</b>	
Date Built	2006	Assessment	\$436,800.00
<b>UTILITIES</b>		Appraisal	\$624,000.00
Sewer	Yes	Mill Rate	23.05
Water	Yes	Taxes	\$10,068.24
Gas	Yes	<b>TERMS</b>	
Electrical 2 Services @	200 Amps 120/208 Volts	Lease Rate	\$8.00 NNN
	Single Phase		



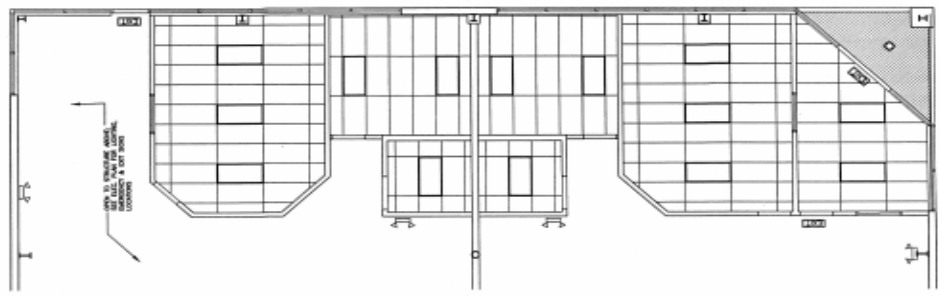
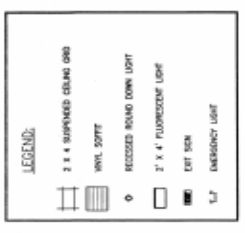
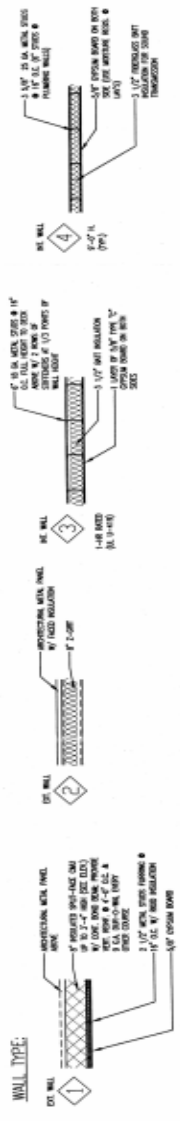
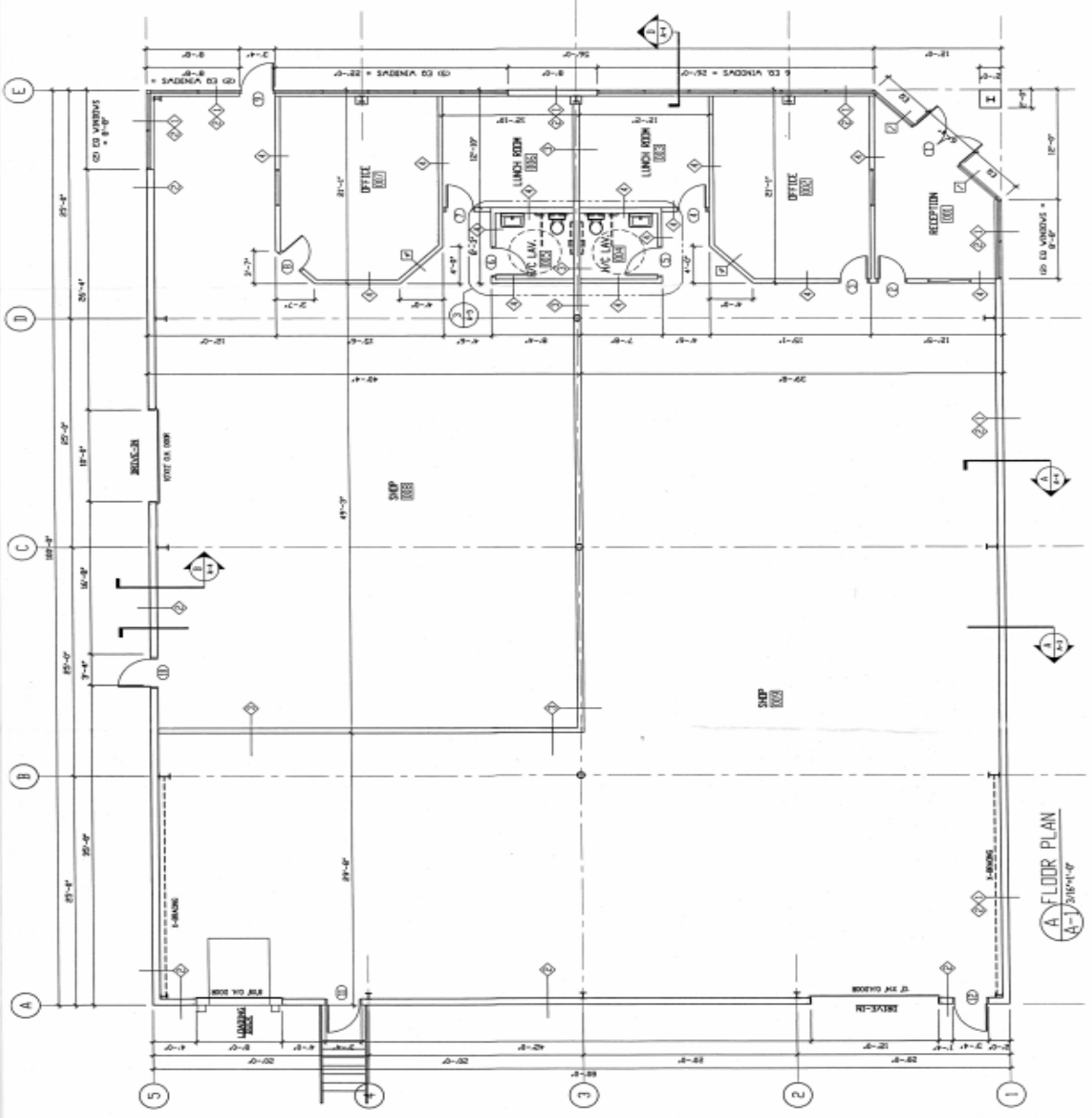
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# Godin Property Brokers LLC

★★★★★ Commercial / Industrial



NO.	DATE	DESCRIPTION
1	11-15-2005	ISSUE FOR PERMIT
2	3/14/06	REVISED PER PERMIT
3		
4		
5		



**NOTE:**

- 6'-7" CEILING HIGH (TYPICAL U.O.N.)
- ELECTRICAL CONDUIT TO PROVIDE FOR 600V REQUIREMENTS AND TOWN BUILDING OFFICIAL APPROVAL.