

## **FOR LEASE**



*97 Willenbrock Road  
Oxford, CT 06478*

**1,000 S/F Office Space**

**Professional Office Suite**

**Close to I-84/ Rte. 8**

**Lease Rate: \$1,000 Gross Plus Utilities**



**Building B**  
**Open Floor Plan with Office & Private Restroom**  
**2nd Floor Office**

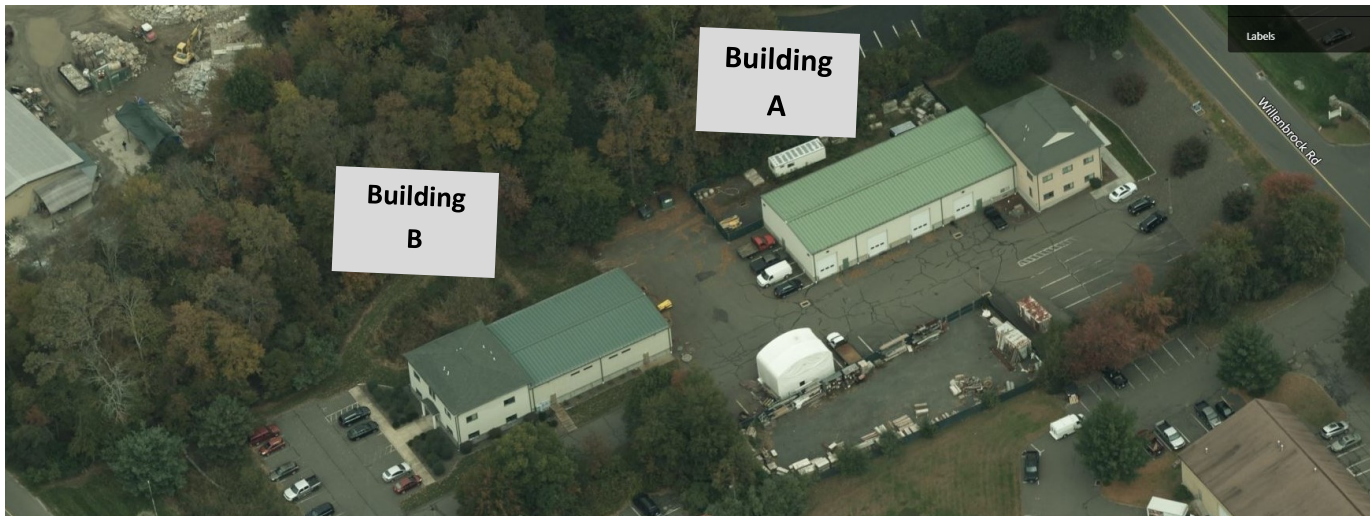


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# PROPERTY DATA FORM

PROPERTY ADDRESS	97 Willenbrock Road, Building B
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,000 +/-	Air Conditioning	Office/ CAIR
Number of floors		Sprinkler / Type	No - hydrant on premises
Avail S/F	1,000	Type of Heat	Gas
Office Space	Building B 2nd Floor	<b>OTHER</b>	
Drive in Doors		Acres	2.96
Overhead Doors		Zoning	Industrial
Ext. Construction		Parking	Ample
Ceiling Height		State Route / Distance To...	Route 8/ I-84
Roof		<b>TAXES</b>	
Date Built	2008	Assessment	\$875,2000.00
<b>UTILITIES</b>		Appraisal	\$1,250,000.00
	<b>Tenant/Buyer to Verify</b>	Mill Rate	23.84
Sewer	City	Taxes	\$20,864.76
Water	City	<b>TERMS</b>	
Gas	EverSource	Lease	\$1,000 Gross + Utilities
Electrical	1,200 120/208/ 3 phase		



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