

# FOR SALE

160 Christian Street  
Oxford, CT



**+/- 13,000 S/F of Buildings on 2.3 acres**

- **Main building +/- 11,050 S/F includes 3,900 S/F of unfinished office mezzanine (plus bonus 960 S/F warehouse mezzanine)**
- **Out building +/- 2,000 S/F office/ house structure**
- **Modern facility with 3,900 S/F of finished office**
- **Fully air conditioned, 19' clear height, 800 Amps power**
- **Suitable for a wide variety of uses and or large expansion**
- **Airport enterprise zone and minutes to highways**

**Offered at: \$1,275,000.00**

# PROPERTY DATA FORM

PROPERTY ADDRESS	160 Christian Street
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CITY, STATE	Oxford, CT
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BUILDING INFO		MECHANICAL EQUIP.	
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Total S/F	11,050	Air Conditioning	Full A/C
Number of floor	1.5	Sprinkler / Type	Wet + Dry
Avail S/F	+/- 13,000	Type of Heat	Propane hot air (gas avail)
Will subdivide to	13,000	<b>OTHER</b>	Elevator shaft in place
Office space	3,900 S/F finished	Total acres	2.3
2nd floor office mezz	3,900 S/F unfinished	Rail spur	No
Shop mezzanine	960 (not included in S/F)	Zoning	Industrial
Ext. Construction	Steel	Parking	+/- 50
Ceiling Height	19'	State Route / Distance To...	3 miles to I-84
Roof	Steel		
Date Built	1996		

## UTILITIES

Sewer	Yes
Water	Yes
Gas	Available
Electrical	800 Amps
Volts	208 v
Phase	3 ph.

## TAXES

Assessment	\$509,300.00
Mill Rate	24.96
Taxes	\$12,712.13

## TERMS

Sale price	\$1,275,000.00
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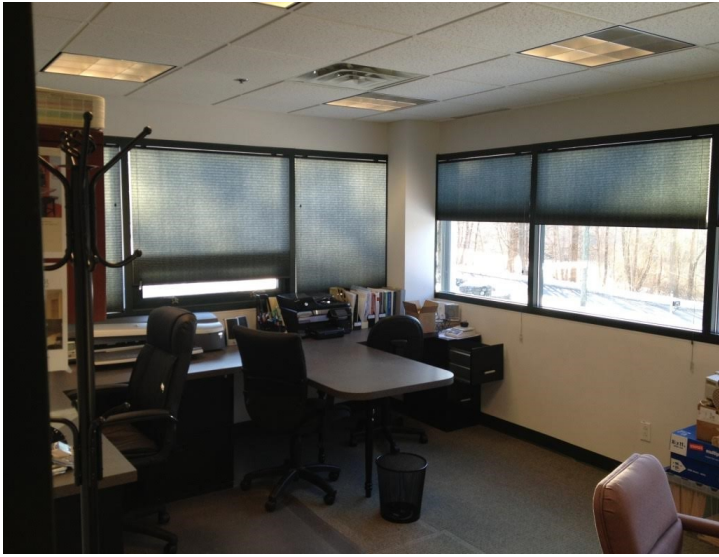


**Out building +/- 2,000 S/F office/ house structure**



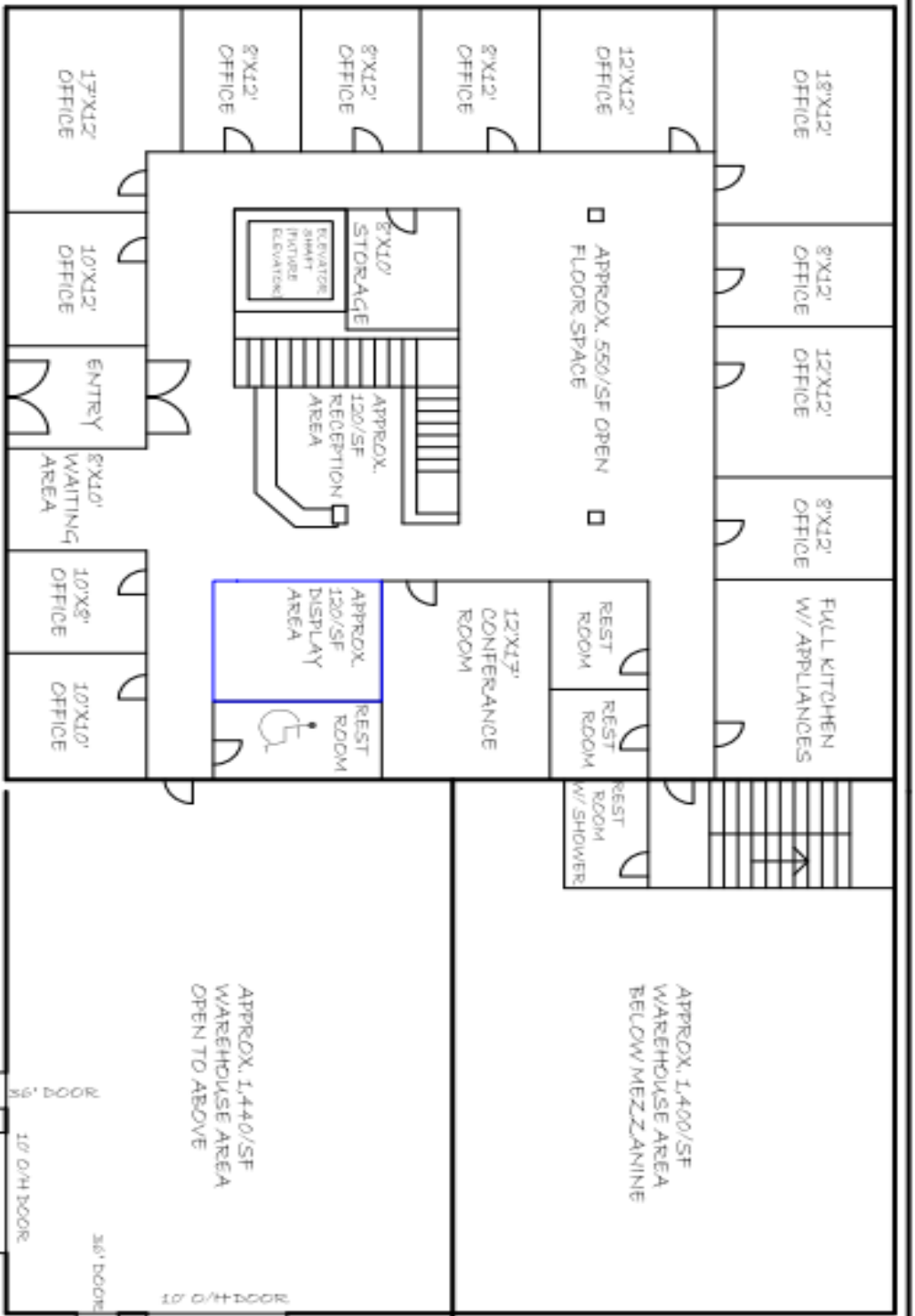
**Loading dock**

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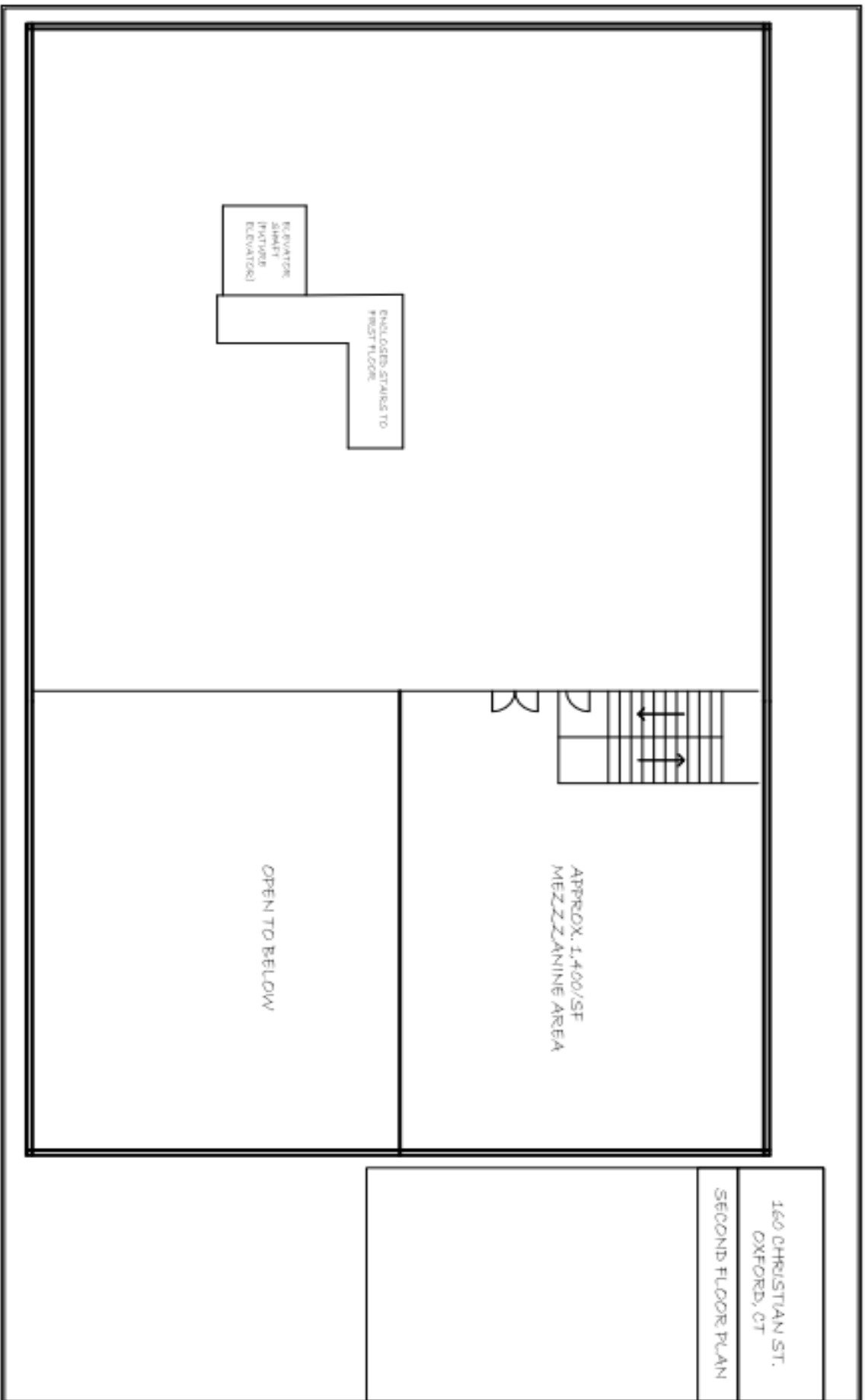


160 CHRISTIAN ST.  
OXFORD, CT

FIRST FLOOR PLAN



LOADING DOCK  
WITH ROOF  
APPROX. 460/SF



160 CHRISTIAN ST.  
OXFORD, CT

SECOND FLOOR PLAN

APPROX. 1,400/SF  
MEZZANINE AREA

OPEN TO BELOW

ENCLOSED STAIRS TO  
FIRST FLOOR

ELEVATOR  
SHAFT  
(Housed  
ELEVATOR)

For more information, please contact the author at the address below.

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