

FOR SALE/LEASE

**91 Willenbrock Road B1
Oxford, CT**



6,800 S/F Modern flex condominium unit

- **3,400S/F office space main level and 3,400 S/F lower level production/ assembly space**
- **Industrial zoning in Airport Enterprise Zone**
- **Ideal for Office, lab space or assembly**
- **Fully air conditioned 400 amp power supply**
- **Overhead loading door**
- **Business park location with excellent highway access**

Sale asking: \$489,000.00

Lease rate: \$6.95 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS 91 Willenbrock Road B1

CITY, STATE Oxford, CT 06478

BUILDING INFO MECHANICAL EQUIP.

Total S/F	6,800	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	6,800	Type of Heat	Propane
Office space	3,400	OTHER	
Ext. Construction	Masonry	Acres	
Available drive-in doors	1	Zoning	Industrial
Ceiling Height	10'	Parking	Ample
Date Built		State Route / Distance To...	2 Miles / I84
Roof	Asphalt shingle		6 Miles RTE 8

UTILITIES

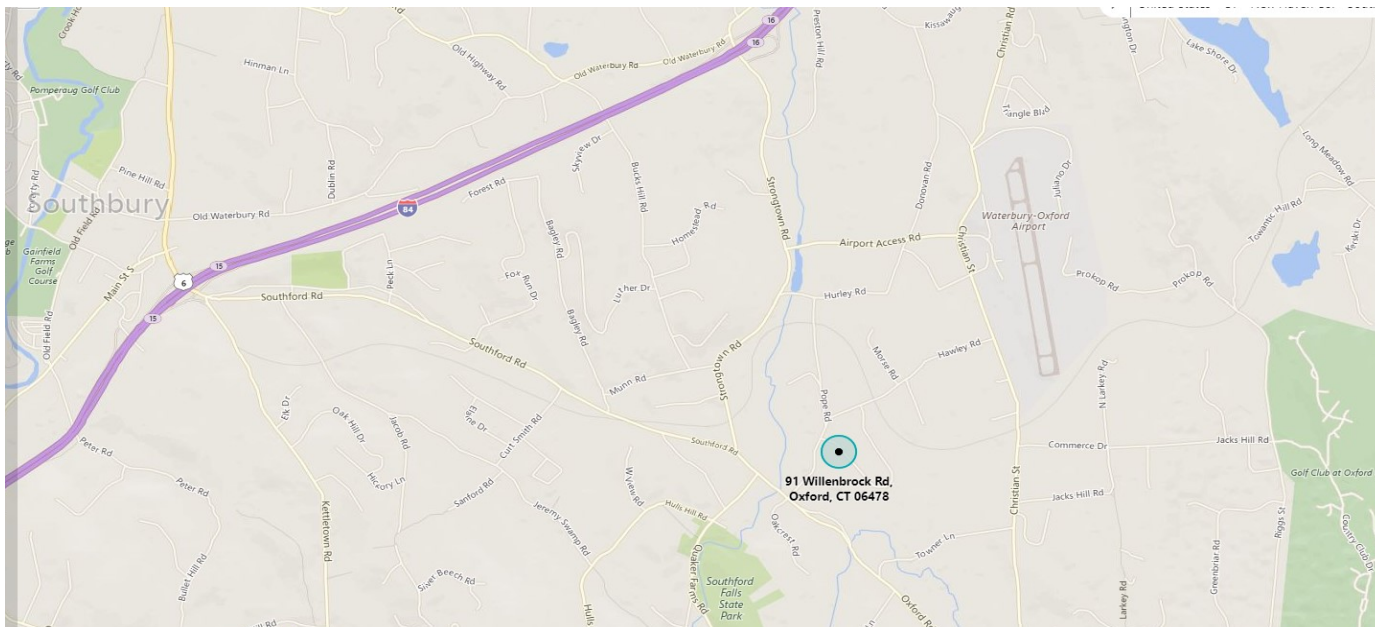
Sewer	Yes
Water	Yes
Gas	Propane
Electrical	400 amps 120/ 208 volts

TAXES

Assessment	\$314,400.00
Mill Rate	24.21
Taxes	\$7,611.62

TERMS

Sale	\$489,000.00
Lease	\$6.95 NNN



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