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FOR SALE

Pheasant Run Business Park Oxford, CT

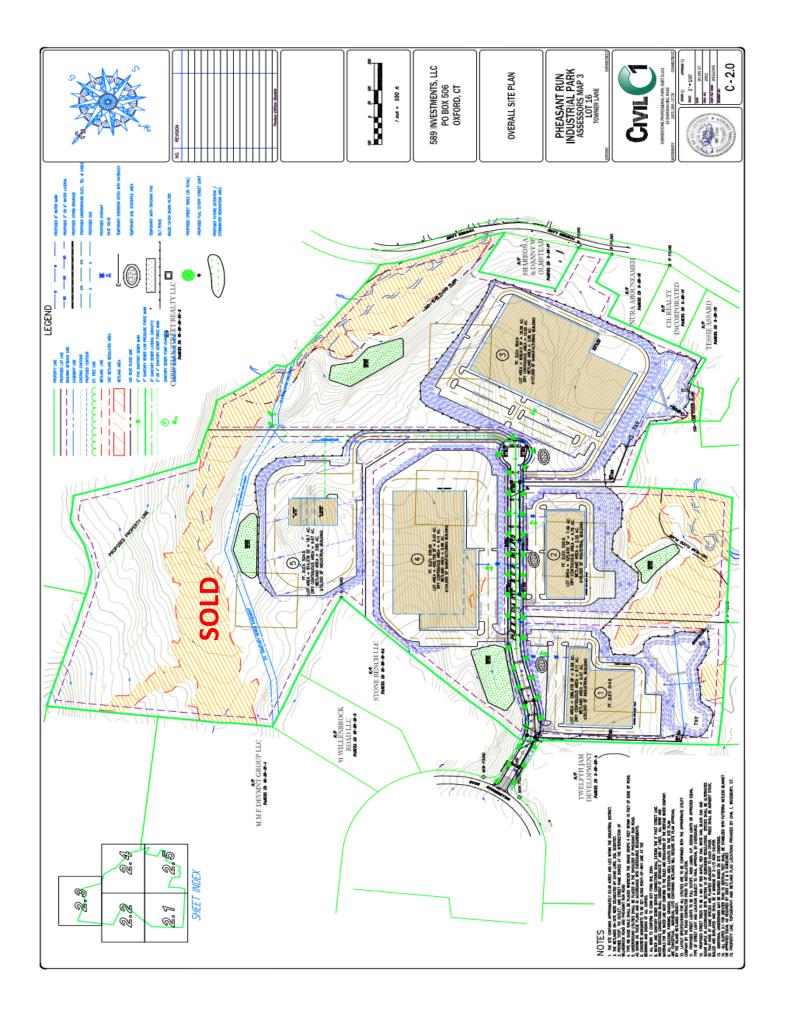


41 +/- Acre Industrial Land Subdivision

New business park/road entering from Willenbrock Road
Industrial lot sizes from 5 acres and up
All utilities are available in pro-business community with low tax rate.
Great location. Access to I-84 (+/- 2.5 miles) and Route 8 (+/- 5 miles)
Cleared and ready to go pad sites
New airport enterprise zone.

Offered at \$95,000.00 to \$99,000.00 per acre

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.



Pheasant Run Business Park

LOT #1 - 6.58 ACRES

DRY CONTIGUOUS: 6.11 WETLAND AREA: .47

LOT #2A - 3.7 ACRES SALE PENDING

DRY CONTIGUOUS: 2.40 WETLAND AREA: 1.25

LOT #2B - 3.7 ACRES

DRY CONTIGUOUS: 2.40 WETLAND AREA: 1.25

LOT #3 - 18.56 ACRES

DRY CONTIGUOUS: 15.50 WETLAND AREA: 3.06

LOT #4 - 9.20 ACRES SALE PENDING

DRY CONTIGUOUS: 9.14 WETLAND AREA: .06

LOT #5 - 18.7 ACRES SOLD

DRY CONTIGUOUS: 9.67 WETLAND AREA: 3.95

