

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

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

