

# FOR SALE

*91 Willenbrock Rd, Unit B-5  
Oxford, CT 06478*



**+/- 4,100 S/F Office/Warehouse  
Includes: +/- 2,400 S/F Office**

**Warehouse condo, modern well-built complex in a business park environment - Main level is +/- 2,500 S/F**

**+/- 1,700 S/F of second floor finished office space**

**18' Ceilings - Large overhead drive-in door- Fully air conditioned**

**Great location with very good highway access**

**Offered at \$314,900.00**

**Lease Rate: \$6.00 PSF + NNN**

# PROPERTY DATA FORM

PROPERTY ADDRESS 91 Willenbrock Road B5

CITY, STATE Oxford, CT 06478

## BUILDING INFO

Total S/F 4,100  
Number of floors 1.5  
Avail S/F 4,100  
Office space 2,400  
Ext. Construction Masonry  
Available drive-in doors 1  
Ceiling Height 18'  
Date Built 1997  
Roof Asphalt shingle  
Drive in door 1

## UTILITIES

Sewer Yes  
Water Yes  
Gas Propane  
Electrical 200 amps/208 volts/  
3 phase

## MECHANICAL EQUIP.

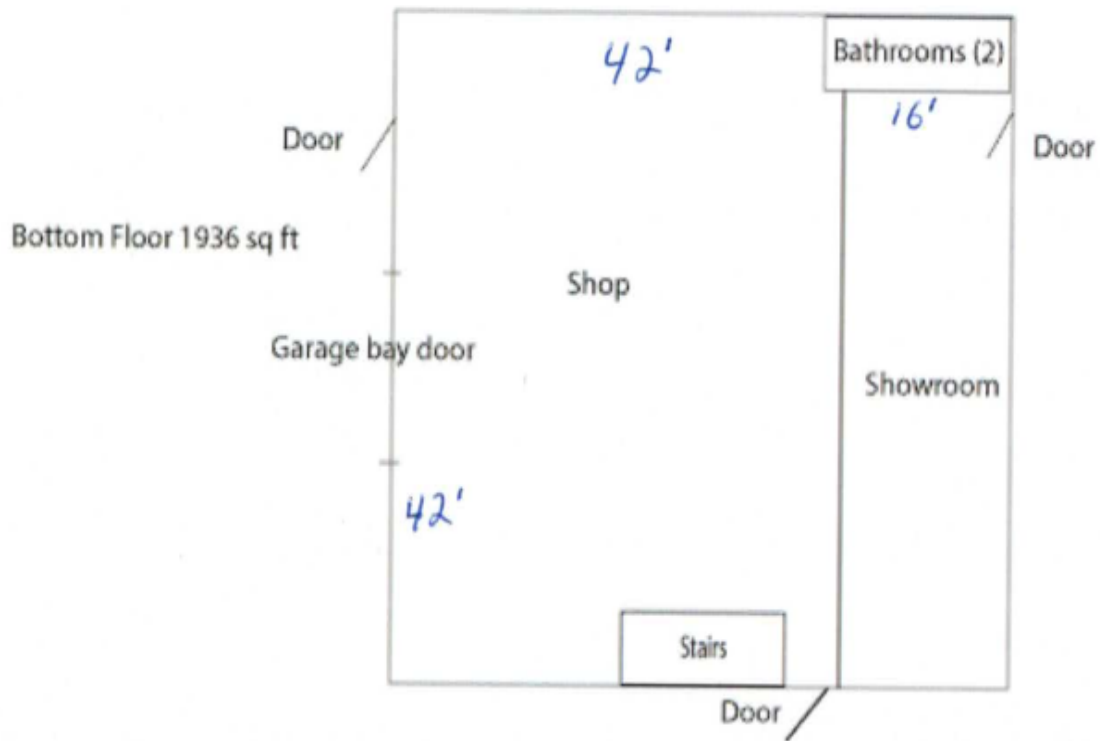
Air Conditioning Yes  
Sprinkler / Type No  
Type of Heat Propane  
**OTHER**  
Acres  
Zoning Industrial  
Parking Ample  
State Route / Distance To... 2 Miles / I84  
6 Miles RTE 8  
Condo Fees \$509.14 per mo.

## TAXES

Assessment \$199,400.00  
Mill Rate 23.05  
Taxes \$4,596.17

## TERMS

Sale \$314,900.00  
Lease \$6.00 PSF + NNN



Top Floor 1680 sq ft

