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## 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

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PROPERTY DATA FORM			
PROPERTY ADDRESS 91 Will		ock Road B5	
CITY, STATE Oxford,		06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,100	Air Conditioning	Yes
Number of floors	1.5	Sprinkler / Type	No
Avail S/F	4,100	Type of Heat	Propane
Office space	2,400	OTHER	
Ext. Construction	Masonry	Acres	-
Available drive-in doors	1	Zoning	Industrial
Ceiling Height	18'	Parking	Ample
Date Built	1997	State Route / Distance To	2 Miles / I84
Roof	Asphalt shingle		6 Miles RTE 8
Drive in door	1	Condo Fees	\$509.14 per mo.
		TAXES	
		Assessment	\$199,400.00
UTILITIES		Mill Rate	23.05
Sewer	Yes	Taxes	\$4,596.17
Water	Yes	TERMS	
Gas	Propane	Sale	\$314,900.00
Electrical	200 amps/208 volts/ 3 phase	Lease	\$6.00 PSF + NNN





