

# FOR SALE/LEASE

116 Willenbrock Road  
Oxford, CT 06478



**+/- 27,200 S/F on 7.7 Acres**  
**Manufacturing-Warehouse Facility**

- 8,000 S/F of Nicely Finished Office
- 30' Ceiling Heights with Multiple Crane Positions
- Large Level Yard Area Will Allow for Significant Expansion
- 1 Dock and 3 Large Drive in Doors

**Offered at: \$2,325,000.00**

**Lease rate: \$7.95 NNN**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		116 Willenbrock Road	
<b>CITY, STATE</b>		Oxford, CT 06478	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	27,200	Air Conditioning	Office areas
Number of floors	1	Sprinkler / Type	Yes/ wet
Avail S/F	27,200	Type of Heat	Propane & gas Available
Office space	8,000	<b>OTHER</b>	
Avail docks	1	Acres	7.7
Avail overhead doors	3	Zoning	Industrial
Ext. Construction	Masonry - steel	Cranes	Multiple crane positions
Ceiling Height	30'	State Route / Distance To...	Route 8 - 7 / I 84 - 2.5
Roof	Steel	<b>TAXES</b>	
Date Built	1999	Assessment	\$1,273,500
<b>UTILITIES</b>		Appraisal	
Sewer	City	Mill Rate	24.21
Water	City	Taxes	\$30,831.44
Gas	Yankee Gas	<b>TERMS</b>	
Electrical	600 Amps	Sale	\$2,325,000.00
	480 Volts / 3 phase	Lease rate	\$7.95 NNN

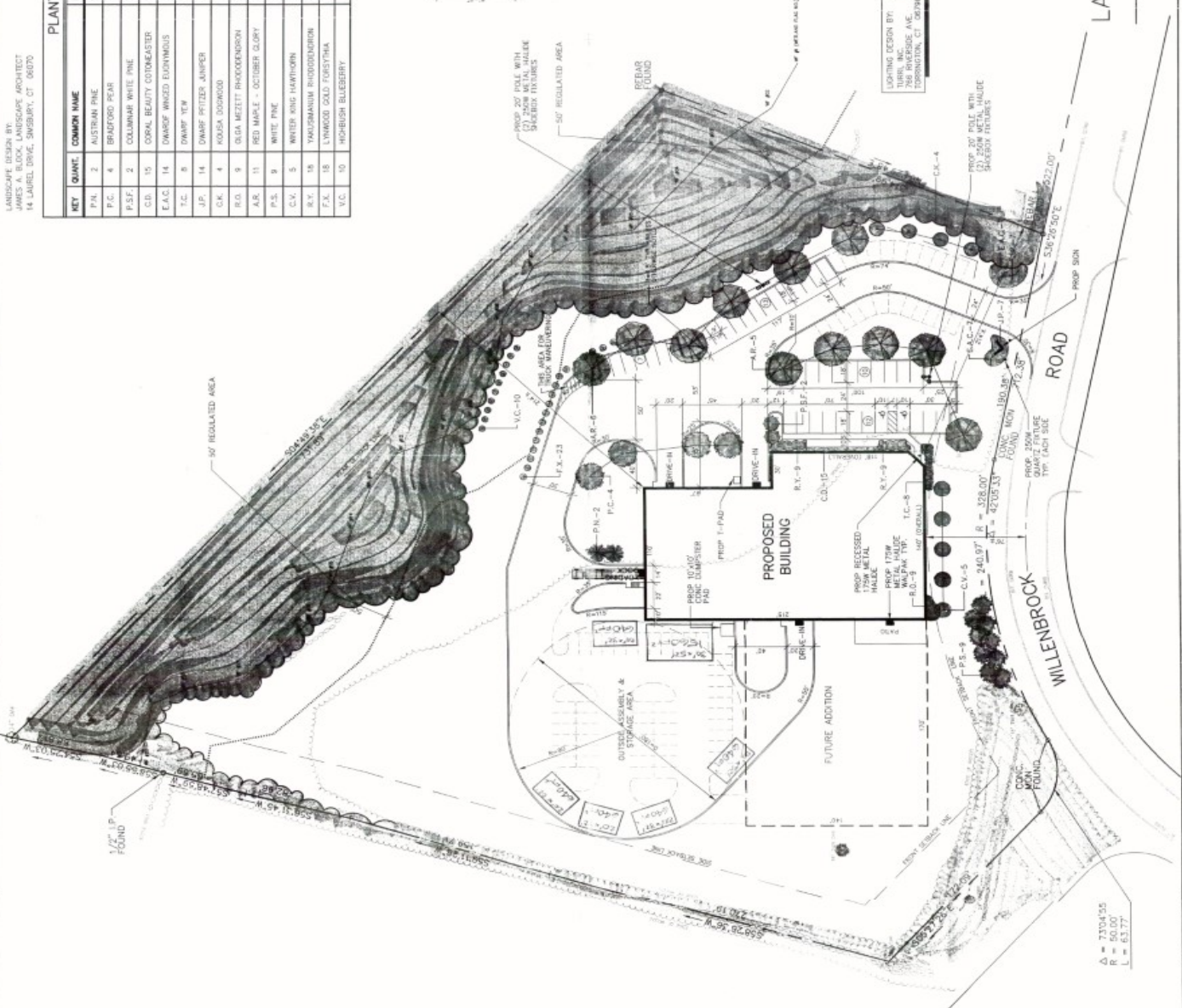
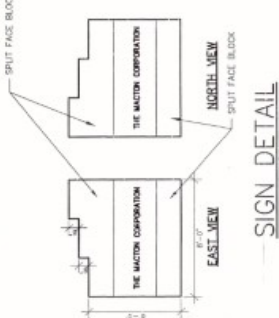


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# SITE PLAN

LANDSCAPE DESIGN BY:  
 THE MACTON CORPORATION  
 14 LABEL DRIVE, DANBURY, CT 06870

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
P.N.	2	AUSTRIAN PINE	FINUS NERPA	5' - 6'
P.C.	4	BRADFORD PEAR	PIRUS CALLERYANA	6' - 8'
P.S.F.	2	COLUMBIAN WHITE PINE	PIRUS STROBUS FASTIGIATA	5' - 6'
C.D.	15	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMER	12" - 15"
E.A.C.	14	DWARF WINGED EUONYMUS	EUONYMUS ALATUS COMPACTUS	18" - 24"
T.C.	8	DWARF TW	TAXUS DISPERATA DENSIFORMIS	18" - 24"
J.P.	14	DWARF PITZER JUNIPER	JUNIPERUS CHENSIS PYRIZIEMANA COMPACTA	18" - 24"
C.K.	4	KOUSA DOGWOOD	CORNUS KOUSA	6' - 8'
R.G.	9	GLA METT RHODODENDRON	RHODODENDRON GLA METT	15" - 18"
A.R.	11	RED MAPLE - OCTOBER GLORY	AZER RUBRUM	2 1/2" CAL.
P.S.	9	WHITE PINE	PIRUS STROBUS	5' - 6'
C.V.	5	WHITE KING HAWTHORN	CRATAEGUS VIRGIDIS "WHITE KING"	6' - 8'
R.Y.	18	YAKUSHIMAN RHODODENDRON	RHODODENDRON YAKUSHIMAN "PRINCESS WHITE"	15" - 18"
F.X.	18	LYNKWOOD COLD FORESTRYMA	FOXYSTYMA x HYPERMESA "LINKWOOD GOLD"	SEEDLINGS
V.C.	10	HOBUSH BLUEBERRY	VACCINIUM COCCINEUM	SEEDLINGS



PROJECT: THE MACTON CORPORATION  
 WILLETTSVILLE ROAD, DANBURY, CT  
 DRAWN BY: M.C. SPENCER  
 DATE: 8-24-98  
 SHEET: 1 of 2  
 9/10/98 -REV. 1.00 DIMENSIONS  
 9/10/98 -REV. 2.00 DIMENSIONS  
 9/10/98 -REV. 3.00 DIMENSIONS  
 9/10/98 -REV. 4.00 DIMENSIONS  
 9/10/98 -REV. 5.00 DIMENSIONS  
 9/10/98 -REV. 6.00 DIMENSIONS  
 9/10/98 -REV. 7.00 DIMENSIONS  
 9/10/98 -REV. 8.00 DIMENSIONS  
 9/10/98 -REV. 9.00 DIMENSIONS  
 9/10/98 -REV. 10.00 DIMENSIONS

# LANDSCAPE, LIGHTING & LAYOUT PLAN

12/14/98  
 Shomani, Bill Top  
 Fabric Buildings



# FLOOR PLAN

**BUILDING INFO TABLE**

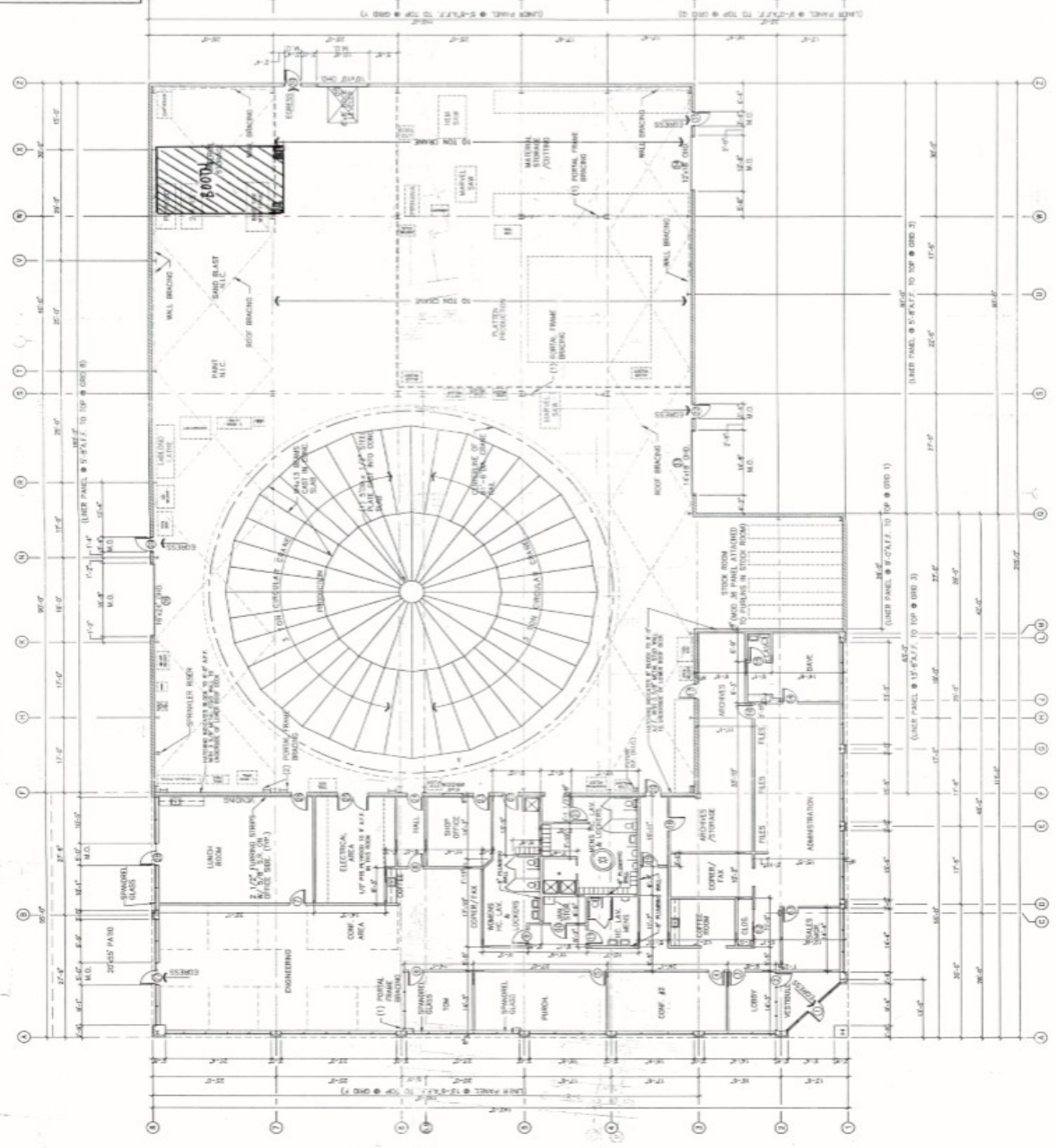
USE DRAWING SET 300-210  
 TYPE OF CONSTRUCTION: 400-400  
 PERMITTED HEIGHT (SECT. 504.1)  
 ACTUAL HEIGHT  
 ACTUAL AREA  
 STORY FLOOR  
 MECHANICAL ROOMS & SHAFTS  
 OTHER OCCUPANCY CODE (TABLE 504.2)  
 ACTUAL OCCUPANCY  
 PERMITTED TRAVEL DISTANCE (TABLE 504.2)  
 MAXIMUM TRAVEL DISTANCE  
 REQUIRED MARK OF EGRESS (TABLE 504.2)  
 MARK OF EGRESS PROVIDED

MIN. - USE NON-SEPARATED  
 B. BUSINESS  
 1 STORY OR  
 ADJACENT PER SECT. 504  
 2 - USE  
 100 SF / OCCUPANT = 84  
 100 SF / OCCUPANT = 84  
 TOTAL = 772

200 FT  
 100 FT  
 44 FT  
 2  
 6



THE MACTON CORPORATION  
 SHEET NO. A1  
 DATE 2/8/99  
 SCALE 3/32"=1'-0"



FLOOR PLAN  
 SCALE 3/32"=1'-0"

IT IS UNDERSTOOD THAT THE "OWNER OF RECORD" HAS NOT BEEN RETAINED FOR REVIEW OF THE CALCULATIONS AND ASSUMPTIONS AND OBSERVATIONS OF THE CONSULTING ENGINEER AND ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH SERVICE AS REQUIRED.

