

FOR SALE

*3 Morse Rd
Oxford, CT 06478*



Newer +/- 14,000 SF Industrial/Flex Condominium Unit

Great Manufacturing or Warehouse Facility

+/- 3,000 SF Finished office area on two levels

Top quality high-end construction in a desirable business park setting

18' clear height, 3 docks, 1 drive-in door

Multiple condo units could be sold individually in the future

**Offered at: ~~\$1,249,000.00~~
\$1,100,000.00**

PROPERTY DATA FORM

PROPERTY ADDRESS	3 Morse Rd
CITY, STATE	Oxford, CT

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/-14,000	Air Conditioning	Office
Number of Floors	1	Sprinkler / Type	Yes/Wet
Avail. S/F	14,000	Type of Heat	Gas
Will Subdivide To...	14,000	TAXES	
Avail. Docks	3 docks 1 drive in door	Assessment	\$810,000.00
Ext. Construction	Masonry/metal/stucco	Mill Rate	23.05
Int. Construction		Taxes	\$18,670.50
Ceiling Height	18'	OTHER	
Roof	Metal standing/seam	Total Acres	2.5
Date Built	2008	Zoning	Industrial
UTILITIES		Parking	25 vehicles
Sewer	Yes	State Route / Distance To...	I-84 - 2 miles Route 8 - 5 miles
Water	Yes	Condo fees	\$1,640 per month
Gas	Yes	TERMS	
Electrical	400 amps 208 volts 3 phase	Sale Price	\$1,100,000.00



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.

ZONE TYPE: CORPORATE
TOTAL AREA: 108,918 SQ.FT.
OR 2.504 ACRES

- LANDSCAPE NOTES
1. SEE THE LANDSCAPE PLAN FOR DETAILS OF PLANTING.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
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 5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

EXISTING UTILITIES

1. ALL UTILITIES TO BE PROTECTED AS PER CITY ORDINANCE.
2. ALL UTILITIES TO BE PROTECTED AS PER CITY ORDINANCE.
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Zoning Data - Corporate

MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING AREA	MAXIMUM LOT COVERAGE	MINIMUM SETBACKS
35 FT.	10,000 SQ. FT.	40%	10 FT. FRONT, 5 FT. SIDE, 10 FT. REAR
35 FT.	10,000 SQ. FT.	40%	10 FT. FRONT, 5 FT. SIDE, 10 FT. REAR

PARKING TABLE

TYPE OF USE	MINIMUM NUMBER OF SPACES	MINIMUM DIMENSIONS
OFFICE	1 PER 1,000 SQ. FT.	8 FT. X 20 FT.
RETAIL	1 PER 100 SQ. FT.	8 FT. X 20 FT.
RESTAURANT	1 PER 100 SQ. FT.	8 FT. X 20 FT.

PROPOSED MASONRY BUILDING

SECTION	LENGTH	WIDTH	AREA
1	100.00	100.00	10,000.00
2	100.00	100.00	10,000.00
3	100.00	100.00	10,000.00
4	100.00	100.00	10,000.00
5	100.00	100.00	10,000.00

- LEGEND
- 1. PROPOSED MASONRY BUILDING
 - 2. EXISTING UTILITIES
 - 3. EXISTING DRIVEWAYS
 - 4. EXISTING DRIVEWAYS
 - 5. EXISTING DRIVEWAYS
 - 6. EXISTING DRIVEWAYS
 - 7. EXISTING DRIVEWAYS
 - 8. EXISTING DRIVEWAYS
 - 9. EXISTING DRIVEWAYS
 - 10. EXISTING DRIVEWAYS

- GENERAL NOTES
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- BENCHMARKS
- 1. BENCHMARK 1
 - 2. BENCHMARK 2
 - 3. BENCHMARK 3
 - 4. BENCHMARK 4
 - 5. BENCHMARK 5

SITE PLAN
PREPARED FOR
3 MORSE ROAD, LLC
LOT 100.00 SQ. FT.
SCALE: 1" = 20'
SHEET 3 OF 5



