Godin Property Brokers LLC

★★★★★ Commercial / Industrial

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FOR SALE/LEASE

315 Riggs Street Unit 1
Oxford, CT

3,000 S/F Flex Industrial Condominium Unit

- **Great Opportunity for Ownership**

- **2,000 S/F Office and 1,000 S/F Production/Warehouse Space**

- **High Growth Municipality With All Public Utilities**

- **Great Location with Good Access to I-84 & RTE 8**

- **Oxford Airport Zone May Allow for Tax Abatements**

Offered at $172,900.00
Lease rate: $8.50 PSF Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	315 Riggs Street Unit 1
CITY, STATE	Oxford, CT

BUILDING INFO

Total S/F	3,000
Number of floors	2
Avail S/F	3,000
Office space	2,000
Avail overhead doors	1
Total/avail mezz	1,500 2nd floor
Ext. Construction	Metal– stucco
Ceiling Height	10'
Roof	Metal
Date Built	2006

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	100 Amps 208V
	1 Phase

MECHANICAL EQUIP.

Air Conditioning	Yes
Sprinkler / Type	
Type of Heat	Gas

OTHER

Acres	Condo
Zoning	Industrial
Interstate/ Distance to	I-84 - 3 miles
State Route / Distance To…	Route 8- 6 miles

TAXES

Assessment	$128,400.00
Appraisal	
Mill Rate	
Taxes	$2,952.00

TERMS

Sale price	$172,900.00
Condo Fees	$300.00 per mo.
Lease rate	$8.50 PSF Gross + Utilities

Occupancy Available November 1, 2019

ZIAT COMMONS CONDOMINIUM · 315 RIGGS STREET · OXFORD · CONNECTICUT
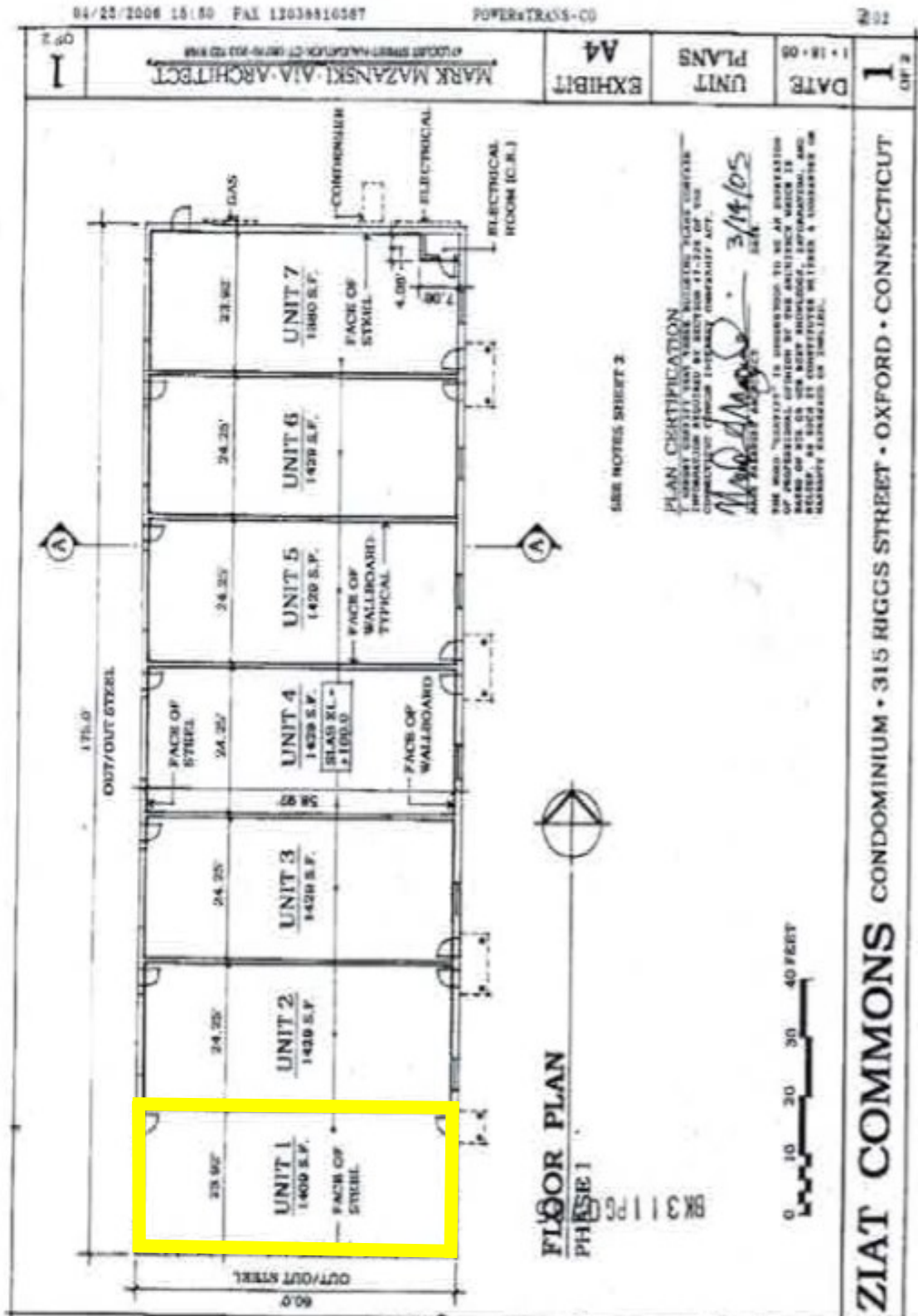
MARK MAZANSKI · AIA · ARCHITECT

EXHIBIT A4

UNIT PLANS

DATE 1-18-06

FLOOR PLAN
PHASE 1

UNIT 1
1400 S.F.

UNIT 2
1420 S.F.

UNIT 3
1420 S.F.

UNIT 4
1420 S.F.

UNIT 5
1420 S.F.

UNIT 6
1420 S.F.

UNIT 7
1680 S.F.

FACE OF STEEL

FACE OF WALLBOARD TYPICAL

OUT/OUT STEEL

60.0'

GAS

ELECTRICAL

ELECTRICAL ROOM (C.E.)

PLAN CERTIFICATION

SEE NOTES SHEET 2

BK 311 PG 785
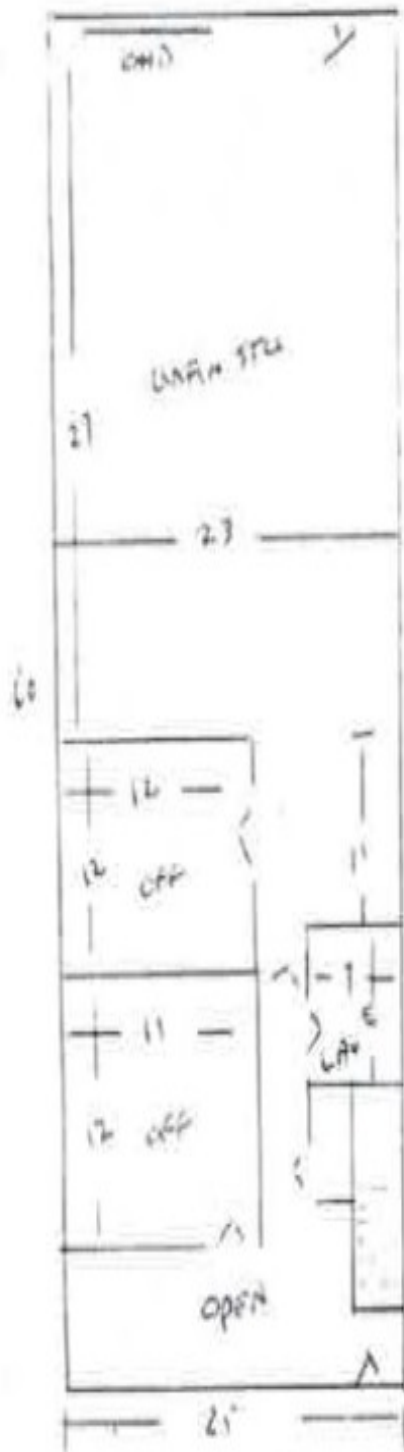
Floor Plan

1st Floor
(Exterior Dimensions)

2nd Floor