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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR SALE

***Fox Hollow Rd, Lot 6  
Oxford, CT 06478***



**Fully approved for 10,000 S/F  
2.58 Acre industrial zoned parcel**

**New Fox Hollow Industrial Park  
Nice location with all municipal utilities**

**Main in road for sprinkler system**

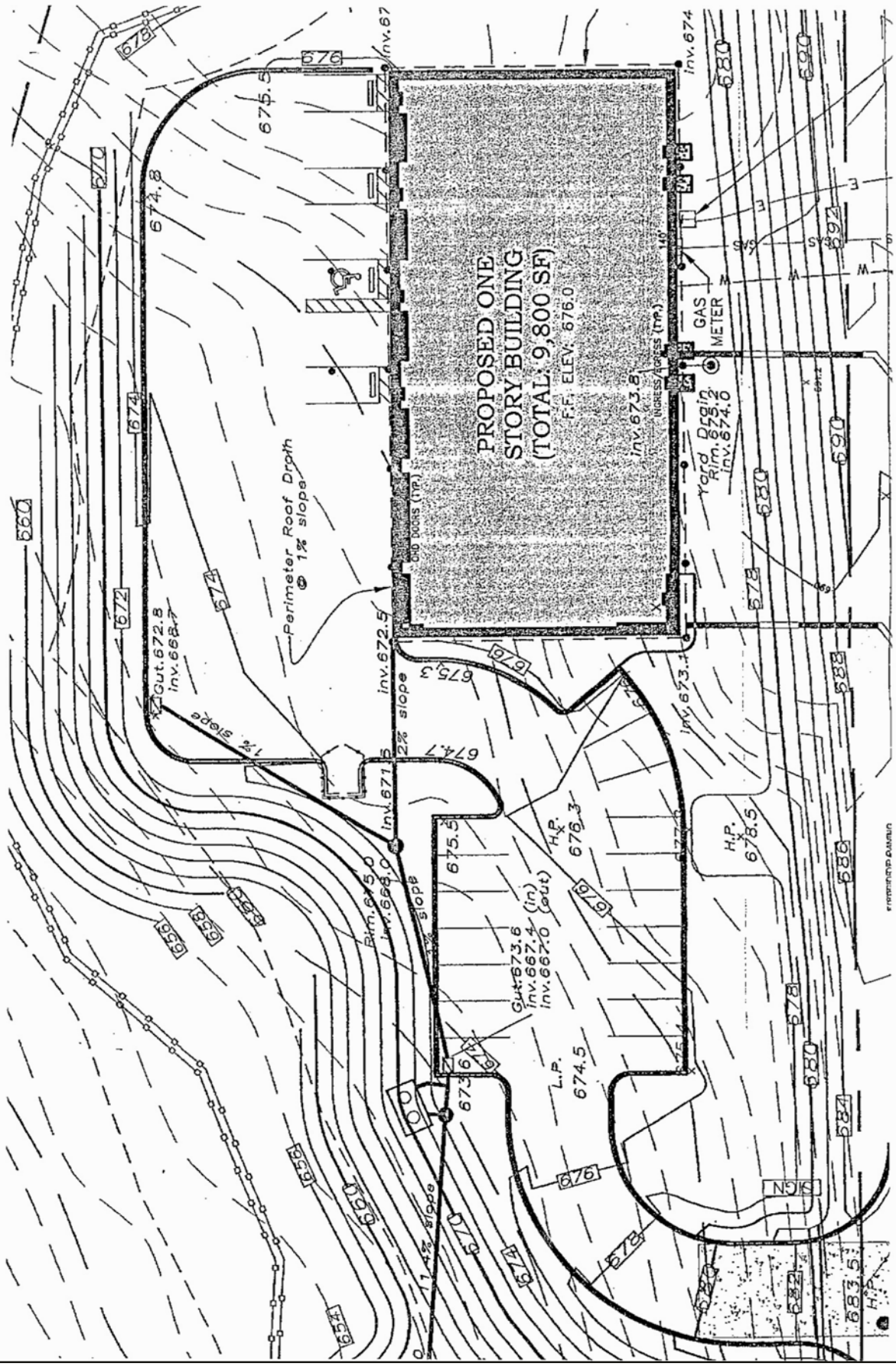
**Good access to I-84 and Route 8**

**Business friendly town with stable and low tax rate**

**Some preliminary site work already completed**

**Sale Price: \$260,000.00**

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PROPOSED ONE STORY BUILDING  
(TOTAL: 9,800 SF)  
F.F. ELEV. 676.0

Perimeter Roof Drain  
@ 1% slope

1% slope

Gut: 673.6  
Inv. 667.4 (in)  
Inv. 667.0 (out)

H.P. 676.3

H.P. 678.5

L.P. 674.5

GAS METER

Yard Opening  
Rim: 675.2  
Inv. 674.0

Inv. 673.8

Proposed Access (T.P.)

Inv. 672.5

2% slope

Inv. 671.5

Rim: 675.0  
Inv. 668.0

1% slope

675.5

Inv. 673.1

674.7

675.3

676.3

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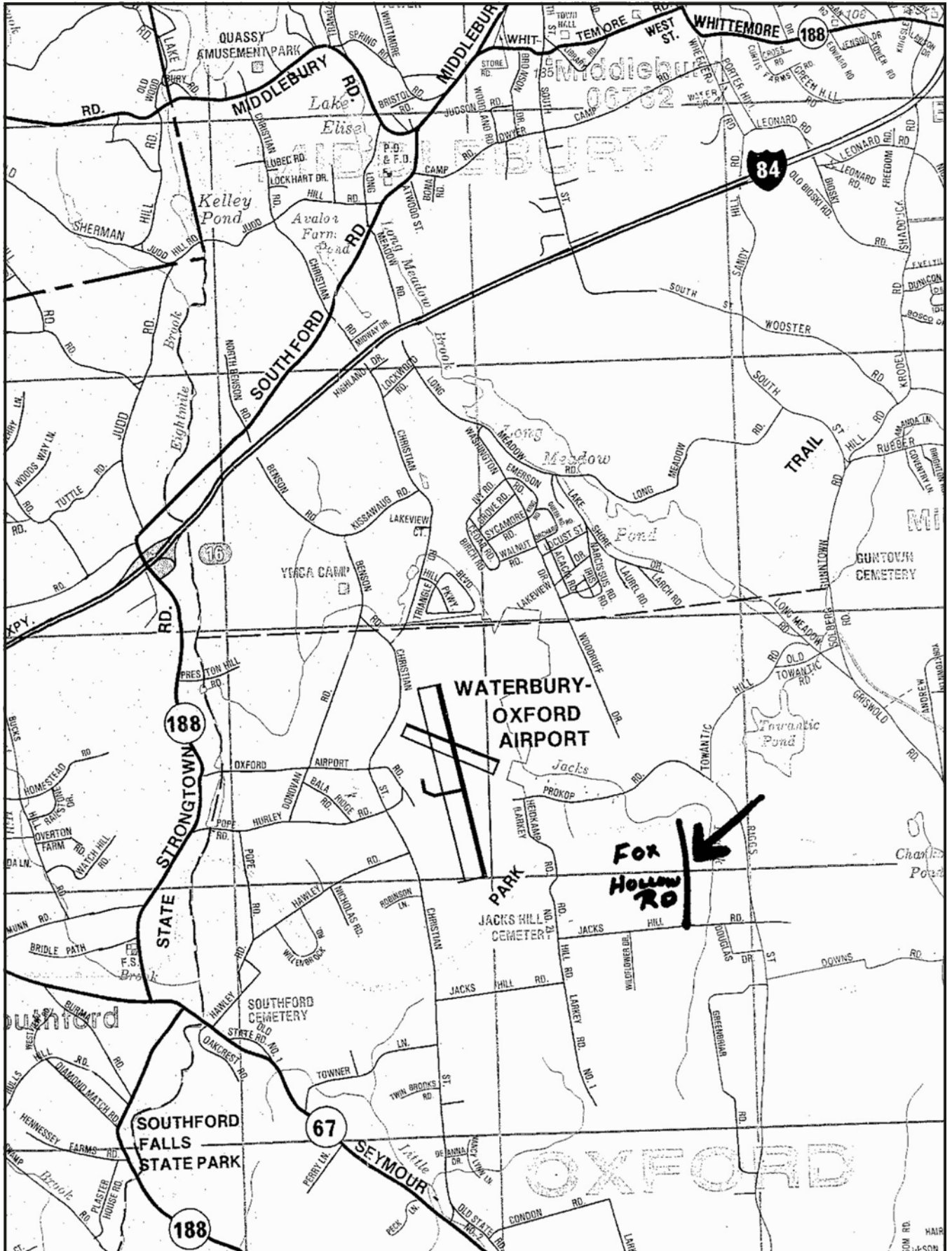
697.5

698.5

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700.5

PROPOSED ONE STORY BUILDING



**WATERBURY-  
OXFORD  
AIRPORT**

**Fox  
Hollow  
Rd**

**PARK**

**JACKS HILL  
CEMETERY**

**SOUTHFORD  
FALLS  
STATE PARK**

**OXFORD**

188

67

84

188

16

188

188

STATE

STRONGTOWN

STATE

188

MIDDLEBURY

SOUTHFORD

YRGA CAMP

OXFORD

SOUTHFORD

SEYMOUR

MIDDLEBURY

MIDDLEBURY

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# Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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