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## FOR LEASE



*1 Jacks Hill Road, 1 C  
Oxford, CT 06478*

**Oxford Commerce Park**

**2,022 S/F**

**Newer Industrial Flex Facility**

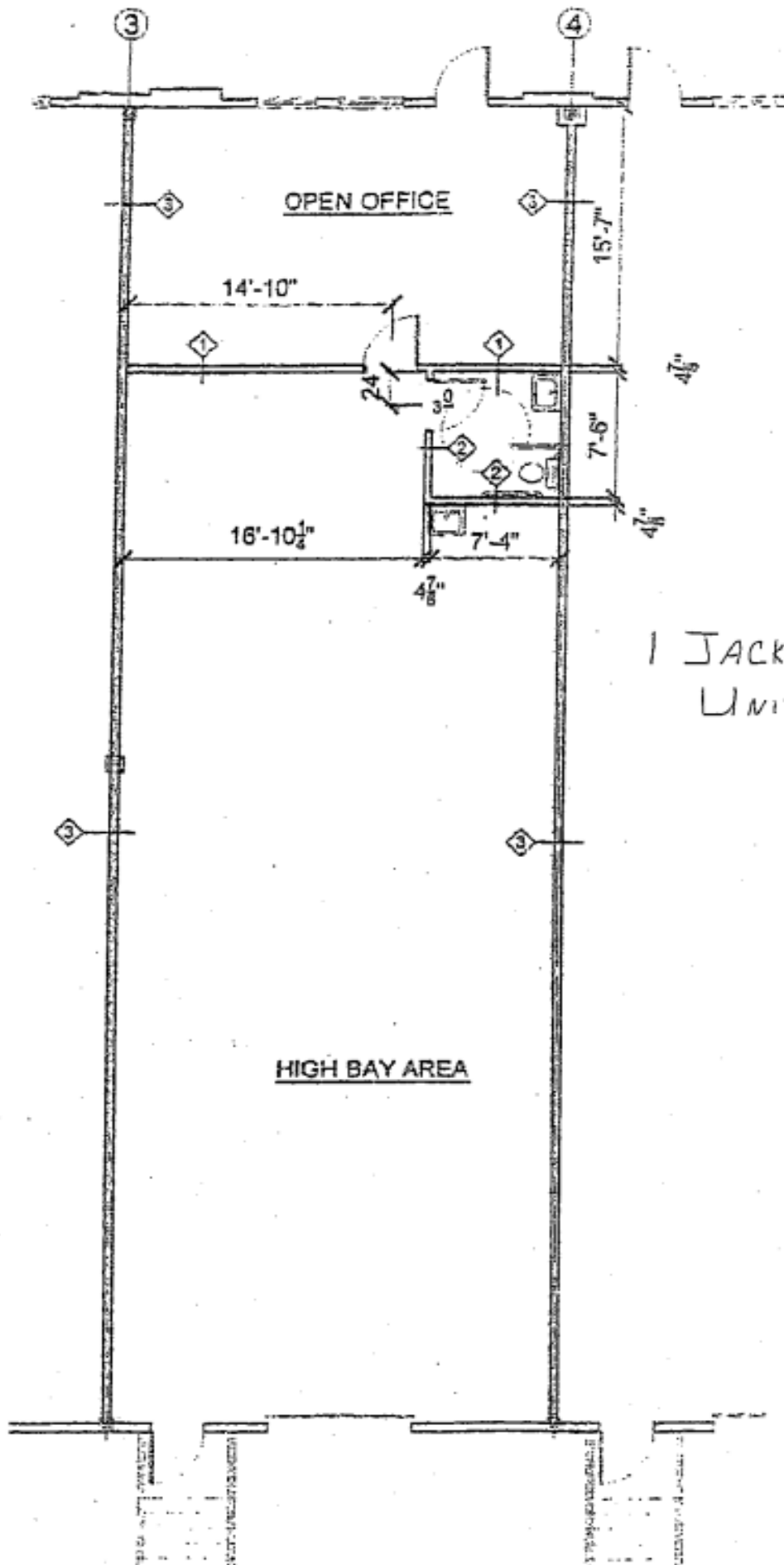
**400 S/F finished Office Area**

**Fully Air Conditioned**

**All Municipal Utilities**

**Lease Rate: \$8.75 NNN**





1 JACKS HILL RD  
UNIT 1C



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>1 Jacks Hill Road</b>	
<b>CITY, STATE</b>		<b>Oxford, CT 06478</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	36,000	Air Conditioning	Available
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,022	Type of Heat	Oil
Available docks	1	<b>OTHER</b>	
Drive in Doors		Acres	4
Ext. Construction	Steel / masonry	Zoning	Industrial
Ceiling Height	16'	Parking	Ample
Roof	Metal	State Route / Distance To...	I-84 - 2 miles
Date Built	2004	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	
<b>Tenant/Buyer to Verify</b>		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	<b>TERMS</b>	
Electrical	200 Amps / 480	Lease	\$8.75 NNN



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