

FOR SALE

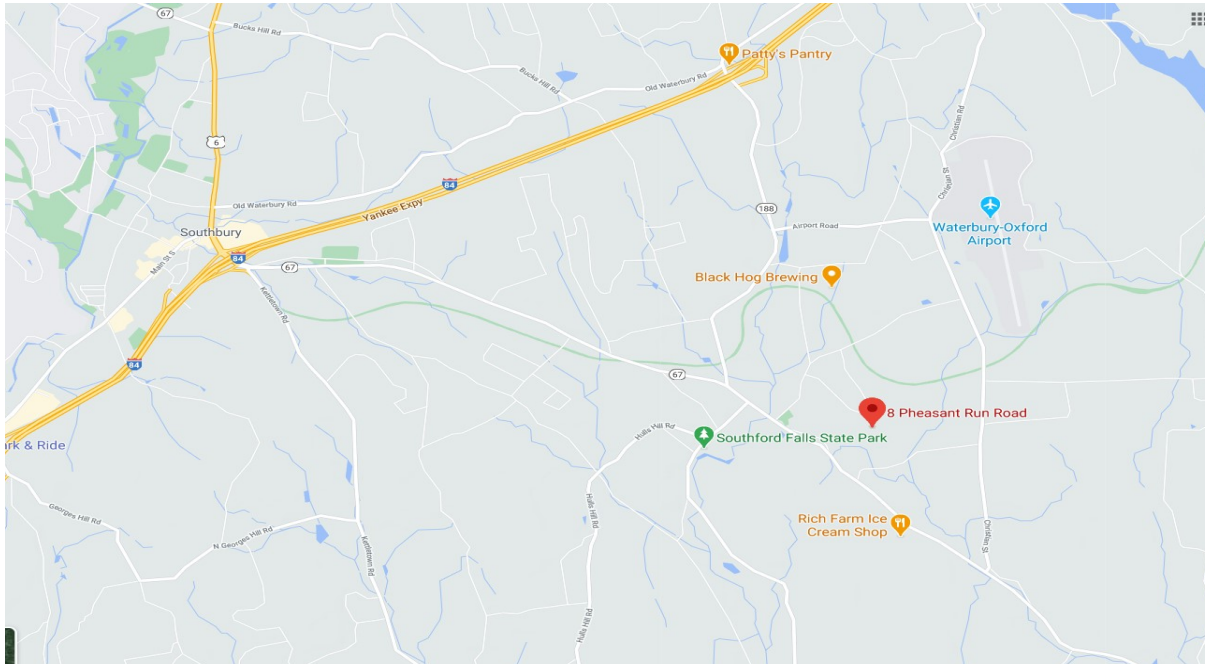
***Pheasant Run Business Park
8 Pheasant Run Road, Oxford, CT
Lot # 5***



+/- 15 Acres Industrial Land
Lot Can Accommodate +/- 120,000 S/F Facility
New Business Park/Road Entering from Willenbrock Road
All Utilities at the Property in Pro-Business Community with
low tax rate
Great Location Access to I-84 (+/- 2.5 miles) and Route 8 (+/- 5 miles)
Cleared and Ready to Go Pad Site
New Airport Enterprise Zone
Offered at \$95,000.00 Per Acre

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

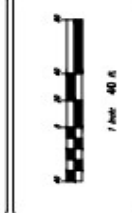


CONTACT: ED GODIN
E-mail: EGodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100



NO.	REVISION	DATE

PROFESSOR OF ARCHITECTURE



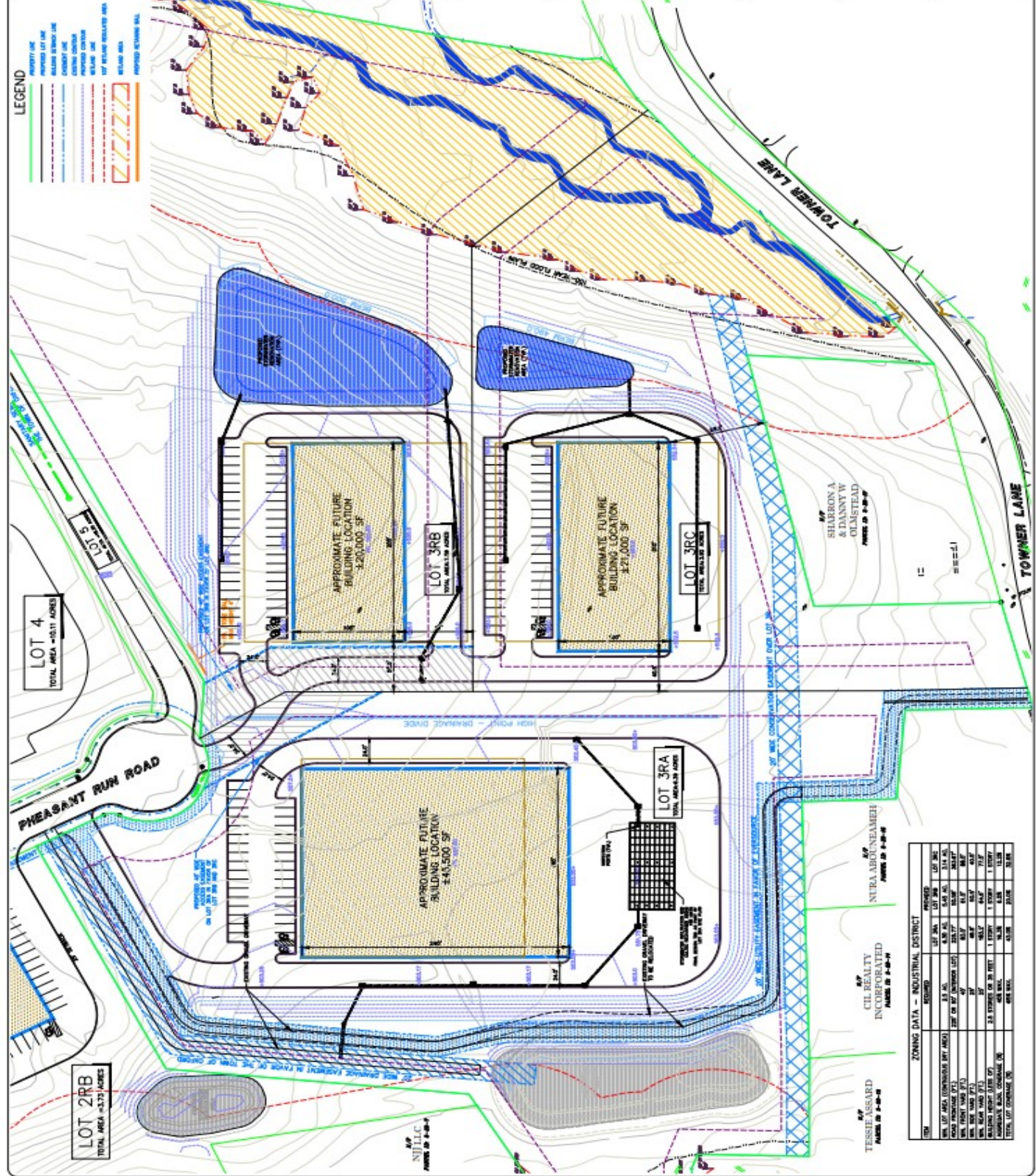
589 INVESTMENTS, LLC
 PO BOX 506
 OXFORD, CT

CONCEPTUAL SITE PLAN
 RESUBMISSION OF LOT 3R

LOT 3R
 PHEASANT RUN BUSINESS PARK
 MAP DRAWER 35, PHASE 3B1
 TOWN OF OXFORD

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CONNECTICUT
 LICENSE NO. 10737

TERESHE ASGARD
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CONNECTICUT
 LICENSE NO. 10737



LEGEND

PROPERTY LINE	PROPOSED LOT LINE	EXISTING LOT LINE	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)

ZONING DATA - INDUSTRIAL DISTRICT

TYPE	MIN. LOT AREA (SQ. FT.)	MIN. FRONT SETBACK (FEET)	MIN. SIDE SETBACK (FEET)	MIN. REAR SETBACK (FEET)	MIN. BUILDING HEIGHT (FEET)	MAX. BUILDING AREA (SQ. FT.)	MAX. BUILDING COVERAGE (%)	MIN. LOT COVERAGE (%)	MIN. OPEN SPACE (%)
INDUSTRIAL	10,000	25	10	10	15	100,000	40	10	10
MANUFACTURING	10,000	25	10	10	15	100,000	40	10	10
WAREHOUSE	10,000	25	10	10	15	100,000	40	10	10
OFFICE	10,000	25	10	10	15	100,000	40	10	10

LOT 4
 TOTAL AREA = 10.0 ACRES

LOT 2RB
 TOTAL AREA = 10.0 ACRES

LOT 3RA
 TOTAL AREA = 10.0 ACRES

LOT 3RB
 TOTAL AREA = 10.0 ACRES

LOT 3RC
 TOTAL AREA = 10.0 ACRES

TERESHE ASGARD
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CONNECTICUT
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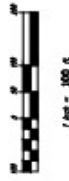
CIVIL REALTY
 INCORPORATED
 LICENSE NO. 10737

NURA ABOUNEAMEER
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CONNECTICUT
 LICENSE NO. 10737

SILVIA A. SHANNON & DANIEL W. OLSZEWSKI
 REGISTERED PROFESSIONAL ENGINEERS
 CIVIL ENGINEERING
 STATE OF CONNECTICUT
 LICENSE NO. 10737



NO.	REVISION	DATE
1	REVISION FOR PERMISSIVENESS	12-28-17
2	REVISED FOR FIELD NOTES	2-28-18
3	REVISED FOR NEW ELEVATIONS	5-17-17
4	REVISED FOR NEW ELEVATIONS	5-17-17
5	REVISED FOR NEW ELEVATIONS	6-11-17
6	REVISED FOR NEW ELEVATIONS	6-11-17
7	REVISED FOR NEW ELEVATIONS	6-11-17
8	REVISED FOR CORRECT ELEVATIONS	8-2-17
9	REVISED FOR CORRECT ELEVATIONS	8-2-17
10	CONSTRUCTION DOCUMENT NUMBER 2-C-20	



589 INVESTMENTS, LLC
PO BOX 506
OXFORD, CT

OVERALL SITE PLAN

PHEASANT RUN
BUSINESS PARK
ASSESSORS MAP 3
TOWER LANE



REGISTERED PROFESSIONAL ENGINEER	
NO. 10631	EXPIRES 12/31/18
NAME: DANIEL J. WOOD	STATE: CT
CITY: WINDSOR	COUNTY: HARTFORD
EMPLOYER: CIVIL 1 ENGINEERS, INC.	

C-20

LEGEND

	PROPOSED PAVED AREA
	PROPOSED PARKING AREA
	PROPOSED DRIVEWAY
	PROPOSED WALKWAY
	PROPOSED UTILITY LINE
	PROPOSED CURB
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE CURB WITH GUTTER
	PROPOSED CONCRETE CURB WITH GUTTER AND DRAINAGE
	PROPOSED CONCRETE CURB WITH GUTTER AND DRAINAGE AND CATCH BASIN
	PROPOSED CONCRETE CURB WITH GUTTER AND DRAINAGE AND CATCH BASIN AND STORMWATER MANAGEMENT POND
	PROPOSED CONCRETE CURB WITH GUTTER AND DRAINAGE AND CATCH BASIN AND STORMWATER MANAGEMENT POND AND WETLAND BUFFER
	PROPOSED CONCRETE CURB WITH GUTTER AND DRAINAGE AND CATCH BASIN AND STORMWATER MANAGEMENT POND AND WETLAND BUFFER AND TREE WELL
	PROPOSED CONCRETE CURB WITH GUTTER AND DRAINAGE AND CATCH BASIN AND STORMWATER MANAGEMENT POND AND WETLAND BUFFER AND TREE WELL AND PARKING AREA
	PROPOSED CONCRETE CURB WITH GUTTER AND DRAINAGE AND CATCH BASIN AND STORMWATER MANAGEMENT POND AND WETLAND BUFFER AND TREE WELL AND PARKING AREA AND UTILITY LINE



SHEET INDEX

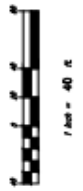
2.3	2.4
2.2	2.5
2.1	

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS AND ANY SUPPLEMENTAL NOTES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE SITE PLAN SHALL BE PLACED WITHIN THE SAME LOT AS THE EXISTING BUILDING.
4. THE SITE PLAN SHALL BE PLACED WITHIN THE SAME LOT AS THE EXISTING BUILDING.
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19. THE SITE PLAN SHALL BE PLACED WITHIN THE SAME LOT AS THE EXISTING BUILDING.
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NO.	REVISION	DATE



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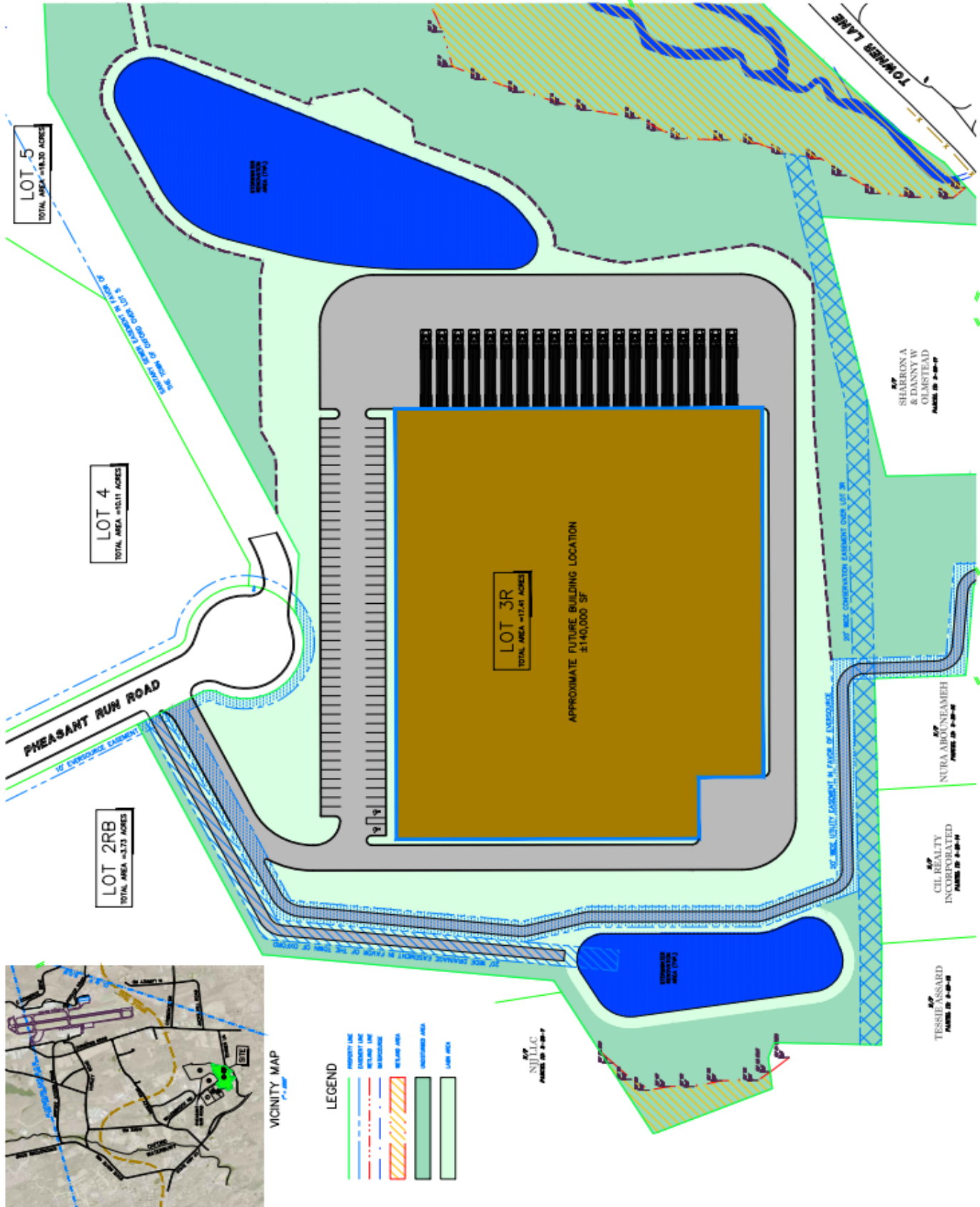
CONCEPTUAL SITE PLAN

LOT 3R
 PHEASANT RUN BUSINESS PARK
 MAP DRAWER 35, PAGE 361
 TOWER LANE



CONSTRUCTION DOCUMENTS
 42 WINDHAM BL. SUITE 100
 WINDHAM, VT 05795
 (802) 358-0273
 CAMCO

DATE	1/27/15
PROJECT	LOT 3R
DRAWN BY	MM/STP
CHECKED BY	MM/STP
SCALE	1"=40'
PROJECT NO.	
DRAWING NO.	



VICINITY MAP

LEGEND

- PROPERTY LINE
- EXISTING LINE
- SETBACK LINE
- WETLAND LINE
- WETLAND AREA
- WATER AREA
- REAR FRONTAGE
- SIDE FRONTAGE
- FRONTAGE