

## FOR LEASE



**97 Willenbrock Road  
Oxford, CT 06478**

**19,000 S/F +/- 2 Freestanding Industrial Buildings  
Building A: 11,000 S/F Building B: 8,000 S/F**

- Possible Multi Tenant
- Ideal for Office/ Warehouse/ Garage Use
- Airport Enterprise Zone
- Close to I-84/ Rte. 8

**Lease Asking: \$8.95 NNN**





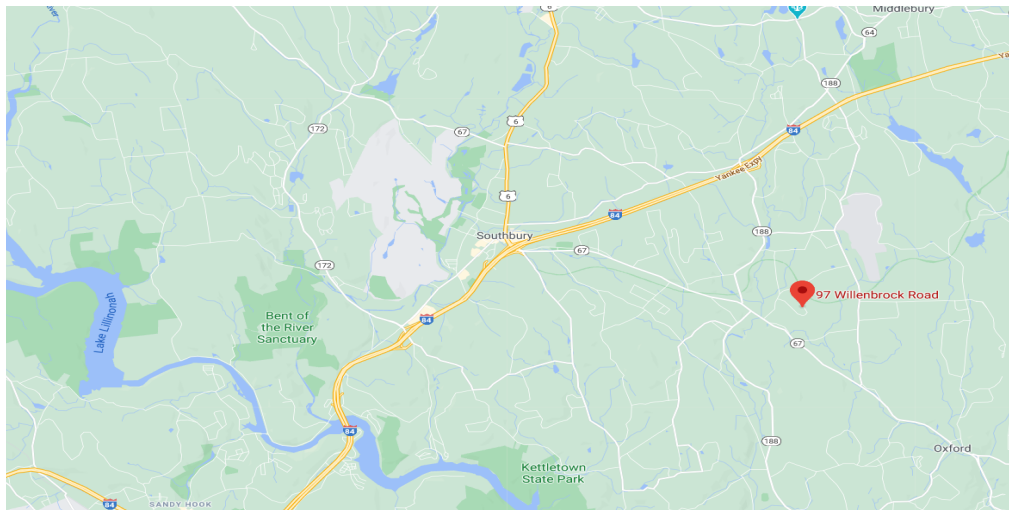


**Building A**  
**11,000 +/- S/F Finished Office and Warehouse Space**  
**Professional Setting**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>97 Willenbrock Road, Building A</b>	
<b>CITY, STATE</b>		<b>Oxford, CT 06478</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	11,000 +/-	Air Conditioning	Office/ CAIR
Number of floors	2	Sprinkler / Type	No -
Avail S/F	9,000 +/-	Type of Heat	Gas
Office Space	4,000 +/-	<b>OTHER</b>	
Warehouse	7,000 +/-	Acres	2.96
Drive in Doors	4	Zoning	Industrial
Ext. Construction	Concrete/ Steel/ Masonry	Parking	Ample
Ceiling Height	9' Office/ 22' Warehouse	State Route / Distance To...	Route 8/ I-84
Roof	Shingles	<b>TAXES</b>	
Date Built	2008	<b>For Both A &amp; B</b>	
<b>UTILITIES</b>		Assessment	\$875,2000.00
<b>Tenant/Buyer to Verify</b>		Appraisal	\$1,250,000.00
Sewer	City	Mill Rate	23.84
Water	City	Taxes	\$20,864.76
Gas	EverSource	<b>TERMS</b>	
Electrical	400 / 120/ 208	Lease	\$8.95 NNN
	3 Phase		



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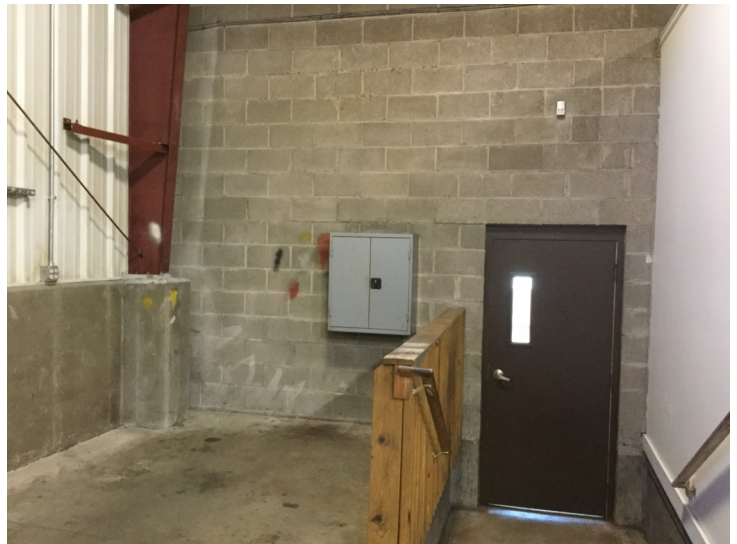
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## Building B

8,000 +/- S/F Finished Office and Warehouse Space  
Professional Setting



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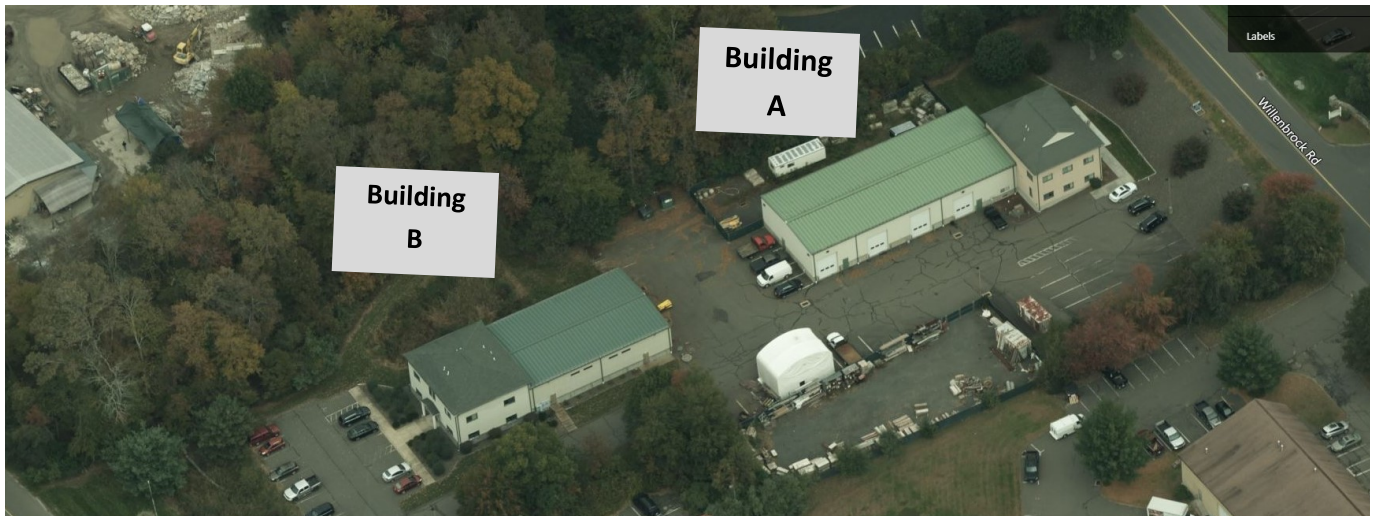
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# PROPERTY DATA FORM

PROPERTY ADDRESS	97 Willenbrock Road, Building B
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,000 +/-	Air Conditioning	Office/ CAir
Number of floors	2	Sprinkler / Type	No - hydrant on premises
Avail S/F	8,000	Type of Heat	Gas
Office Space		<b>OTHER</b>	
Drive in Doors	2	Acres	2.96
Overhead Doors	2 14'x 12'	Zoning	Industrial
Ext. Construction	Concrete/ Steel/ Masonry	Parking	Ample
Ceiling Height	9' Office/ 16' 17" Warehouse	State Route / Distance To...	Route 8/ I-84
Roof	Shingles - seamless Metal	<b>TAXES</b>	
Date Built	2008	Assessment	\$875,2000.00
<b>UTILITIES</b>		Appraisal	\$1,250,000.00
<b>Tenant/Buyer to Verify</b>		Mill Rate	23.84
Sewer	City	Taxes	\$20,864.76
Water	City	<b>TERMS</b>	
Gas	EverSource	Lease	\$8.95 NNN
Electrical	1,200 120/208/ 3 phase		



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