

Godin Property Brokers LLC



Commercial / Industrial

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FOR LEASE



***208 Christian Street
Oxford, CT 06478***

**3,000 +/- Warehouse/Contractor Space
Ceilings Height 14'
Loading Dock and Drive-In Door Possible
Office Space in Mezzanine
Asking: \$3,000 Gross Including Utilities**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	208 Christian Street
CITY, STATE	Oxford, CT 06478

BUILDING INFO

Total S/F	21,090 +/-
Number of floors	1
Avail S/F	3,000 +/-
Ext. Construction	Pre-fin Metal
Drive in Doors	1 Possible
Ceiling Height	14' - 18'
Roof	
Date Built	1985

MECHANICAL EQUIP.

Air Conditioning	None
Sprinkler / Type	
Type of Heat	Natural Gas
OTHER	
Acres	2 Acres
Zoning	Industrial
Parking	Ample
State Route / Distance To...	Route 8 & I84

TAXES

Assessment
Appraisal

UTILITIES

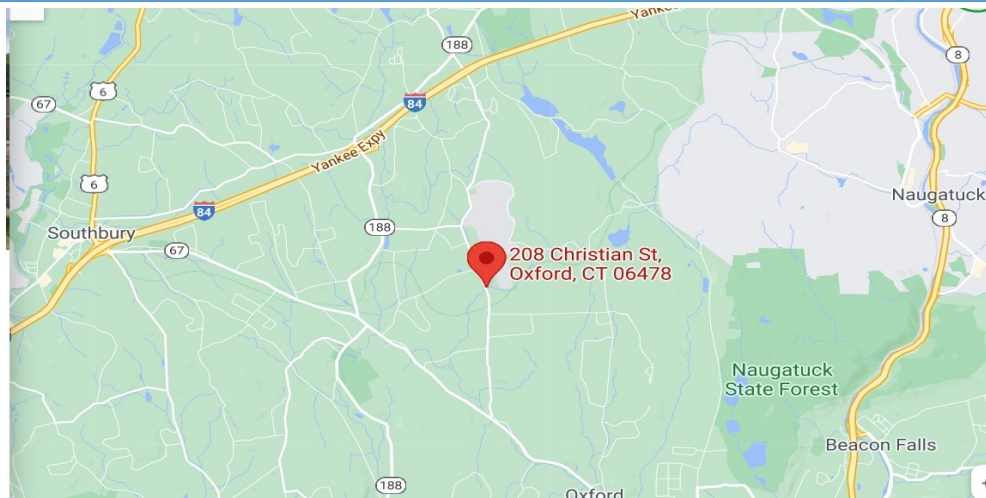
Tenant to verify

Septic	Yes
Water	City
Gas	EverSource
Electrical	

Mill Rate
Taxes

TERMS

Lease	\$3,000 Including Utilities
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