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# FOR LEASE



***315 Riggs St***

***Unit 5***

***Oxford, CT 06478***

**1,500 +/- S/f with 300 s/f office space  
Bonus +/- 300 s/f Mezzanine Storage Area  
Excellent Office and Warehouse Space  
Large Drive-in Door**

**Easy Access to I-84 and Route 8**

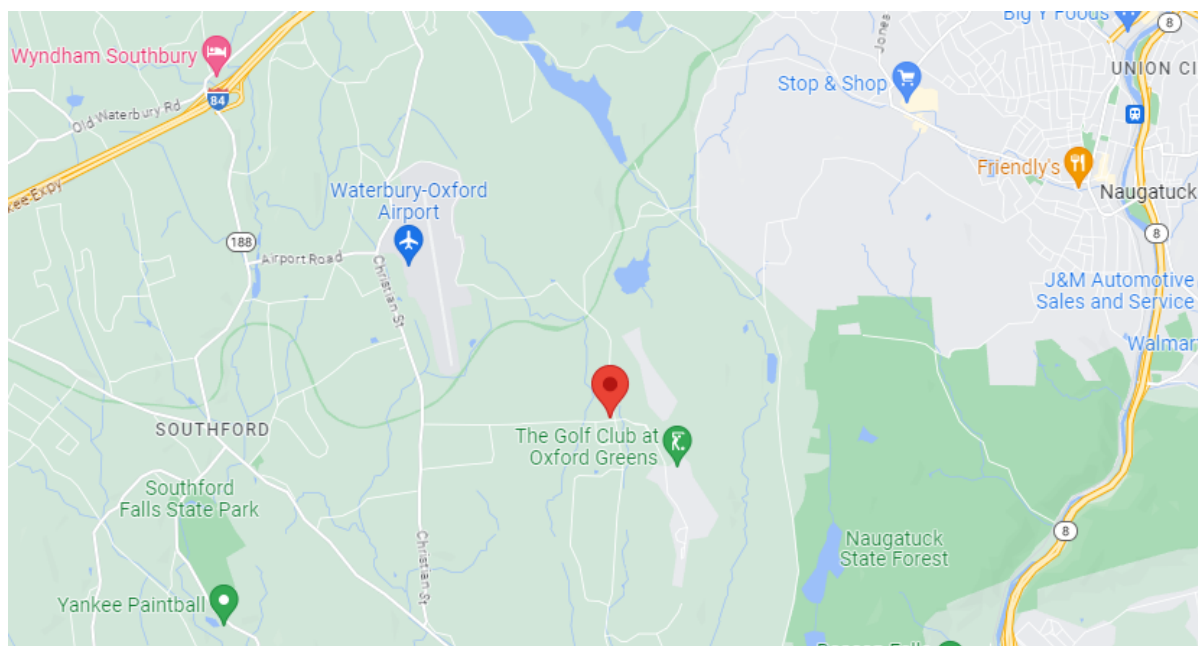
**Lease: \$1,900.00 Per Month Gross Plus Utilities**



# PROPERTY DATA FORM

PROPERTY ADDRESS	315 Riggs Street Unit 5
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,500	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,500	Type of Heat	Gas
Office space	300	<b>OTHER</b>	
Bonus Mezzanine	300+/-	Acres	Condo
Avail overhead doors	1	Zoning	Industrial
Ext. Construction	Metal- stucco	Interstate/ Distance to	I-84 - 3 miles
Ceiling Height	18'	State Route / Distance	Route 8- 6 miles
Roof	Metal	<b>TAXES</b>	
Date Built	2001	Assessment	
<b>UTILITIES</b>		Appraisal	
Sewer	Yes	Mill Rate	
Water	Yes	Taxes	
Gas	Yes	<b>TERMS</b>	
Electrical	200Amps 208V	Sale price	
		Condo Fees	
		Lease rate monthly	\$1,900.00 Gross + Utilities



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