



FOR SALE

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***110 Willenbrock Road
Oxford, CT 06478***

Leased Investment Property

23,500 s/f Industrial Building

Modern Building in Excellent Condition

Leased to Long Established Business & Ownership

Located on 6.9 acres with room for expansion

Recent clean environmental reports

Annual Income : \$155,000.00 NNN

CAP Rate: 7.82

Offered at: \$1,995,000.00



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	110 Willenbrock Rd
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	23,500 +/-	Air Conditioning	Office/ Lab
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	23,500 +/-	Type of Heat	Gas
Office Space	2,800 +/-	OTHER	
Avail S/F mezzanine	1,000 +/-	Acres	6.9
Overhead Doors	3	Zoning	Industrial
Ext. Construction	Steel /masonry	Parking	50 +/-
Ceiling Height	18' - 23'	State Route / Distance To...	2 miles to I-84 5 miles to Rt 8
Roof	Steel and fiberglass	TAXES	
Date Built	2002	Assessment	\$1,105,000.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$1,578,600.00
		Mill Rate	24.36
Sewer	City	Taxes	\$26,917.80
Water	City	TERMS	
Gas	EverSource	SALE	
Electrical	2,000 amps / 480 v / 3 phase		

LEASE TERMS ****5 year lease term (5/1/23 to 4/30/28) - fixed annual rent \$155,000.00 NNN**
*****Two 5 year options to extend with 2% annual increases**

Tenant Information

Modern Metal Finishing, Inc.

Established 33 years

Mmfinc.com

(Business Owner)

Gemini Investors LLC

Wellesley, MA

Established 30 years

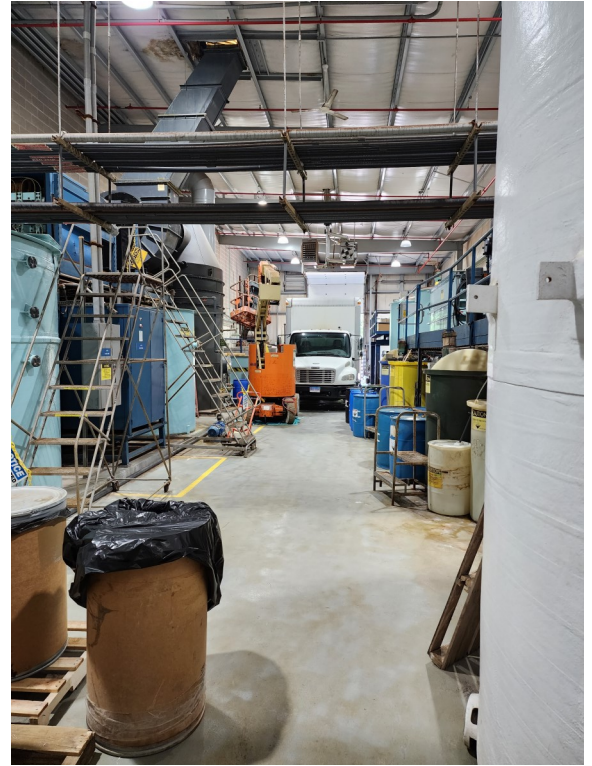
Gemini-investors.com



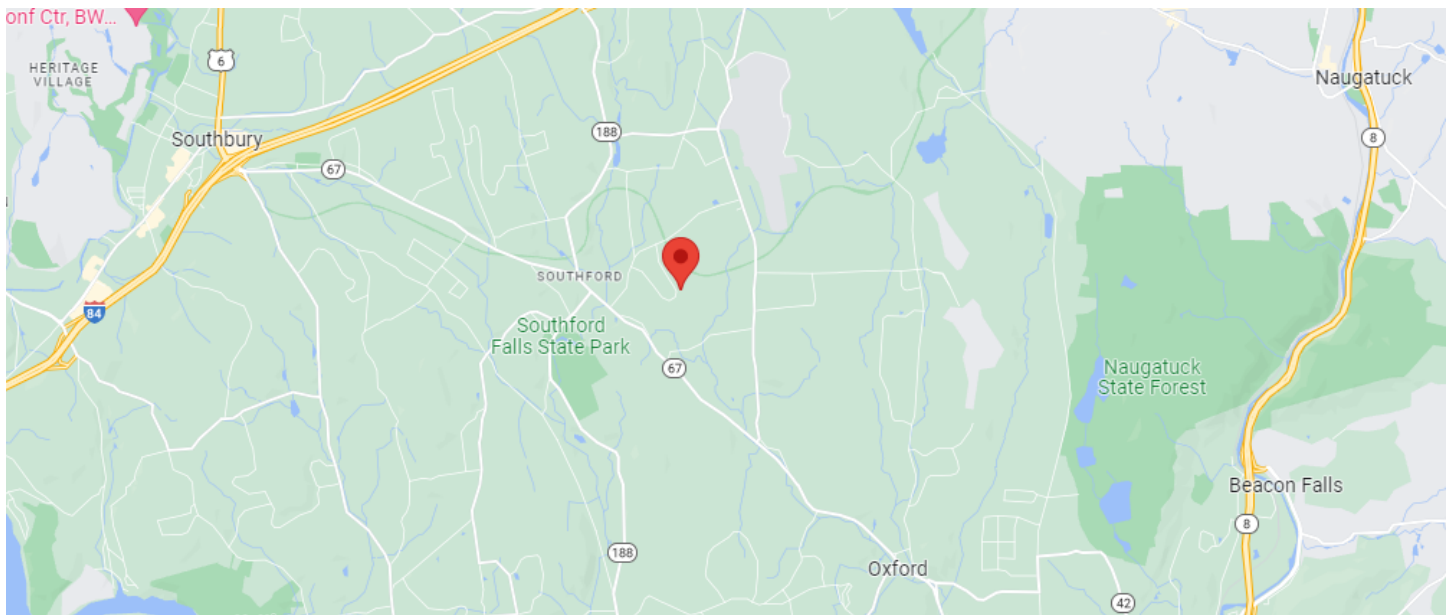
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Godin Property Brokers LLC

★★★★★ Commercial / Industrial

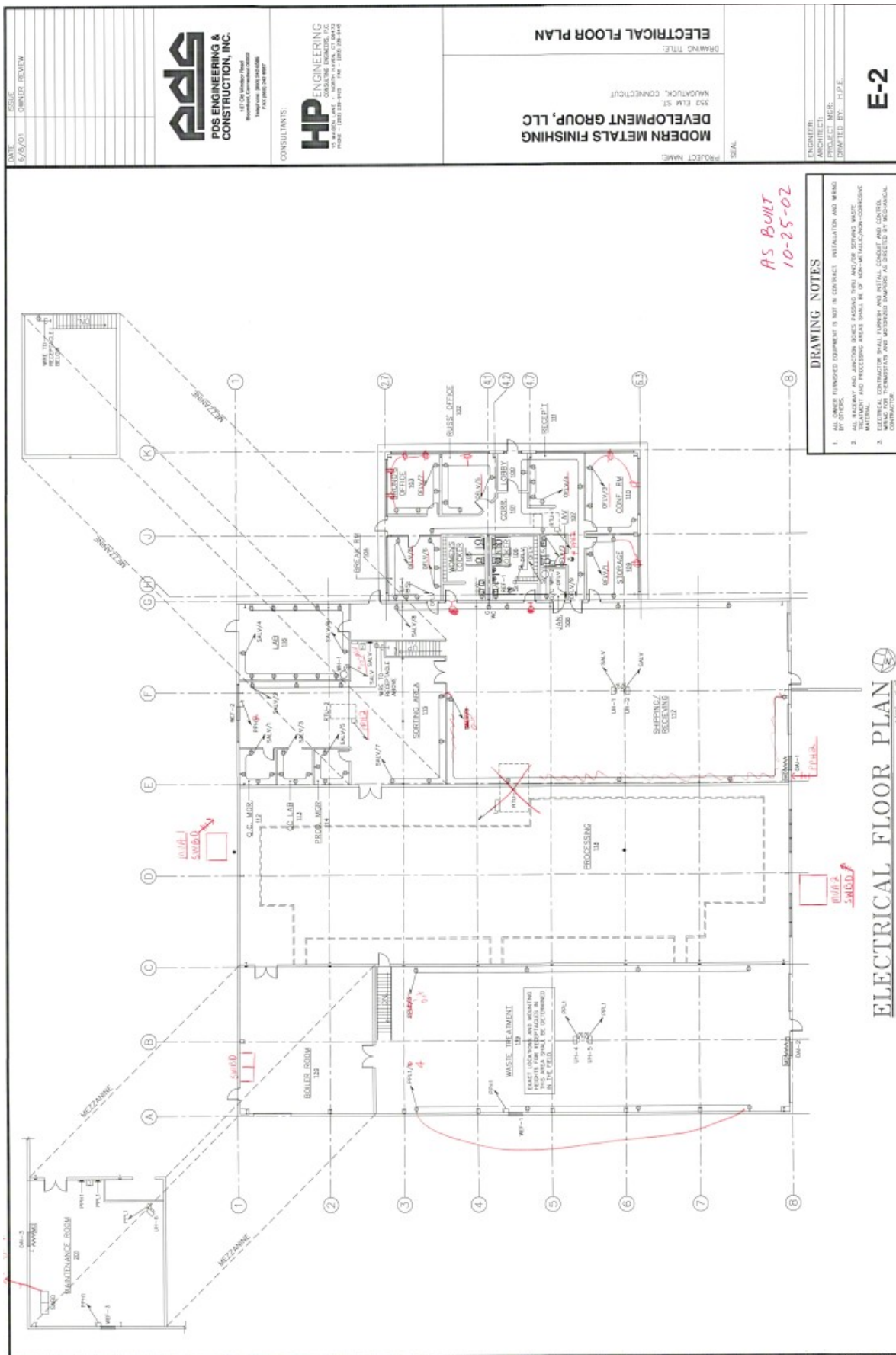


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110 Willenbrock Rd, Oxford Floor Plan



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