

FOR LEASE



**353 Christian St, Unit 11A
Oxford, CT 06478**

**1,726 +/- S/F Office / Warehouse
400 +/- S/F Office/Loading Dock**

**Great Location , Minutes to I-84
Lease: \$12.50 NNN**

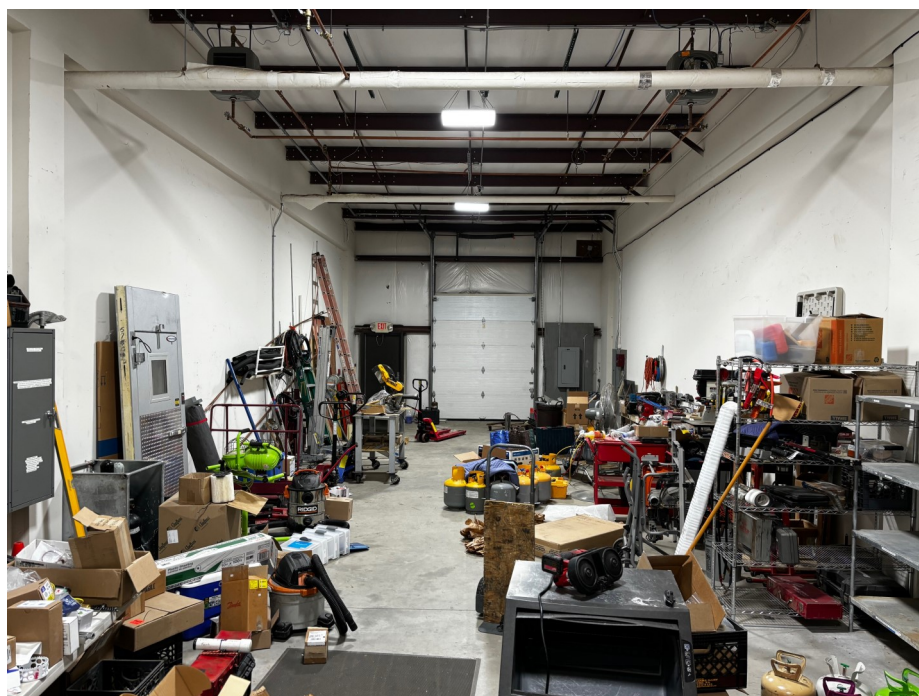


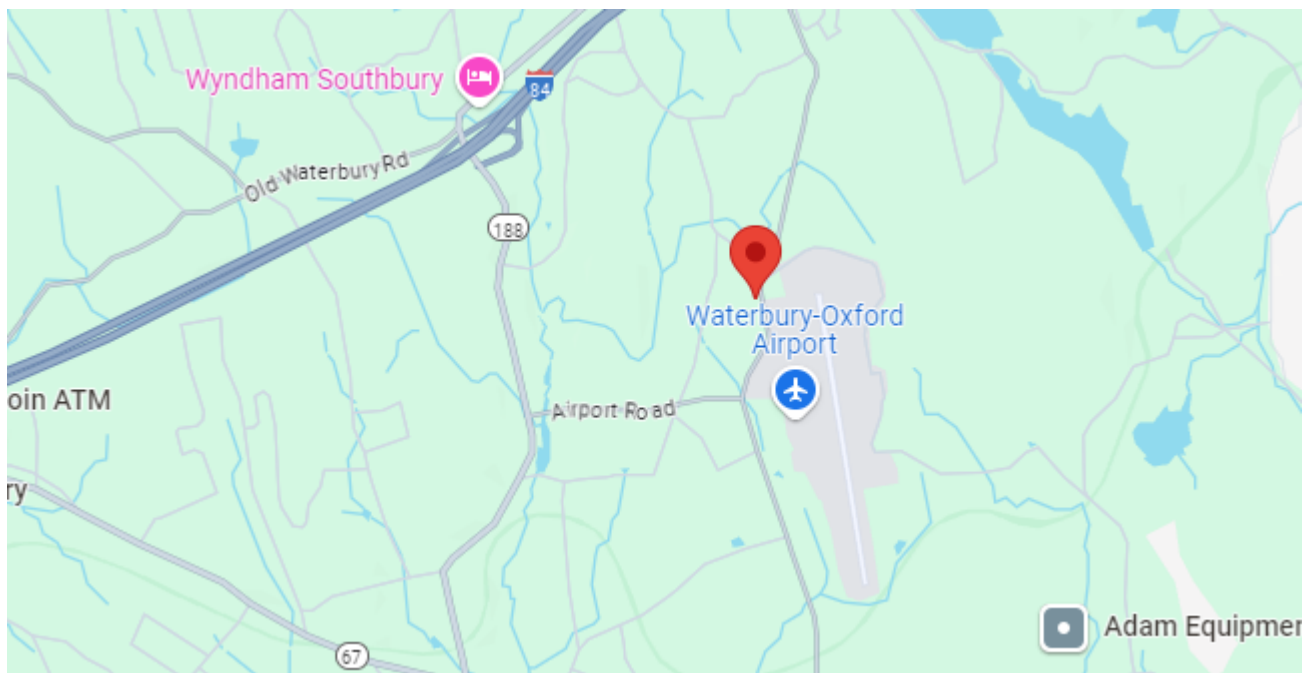
PROPERTY DATA FORM

PROPERTY ADDRESS		353 Christian St, Unit 11A	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	45,000	Air Conditioning	Yes / office
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,726 +/-	Type of Heat	Oil
Office Space	400 +/-	OTHER	
Available docks	1	Acres	4.2
Available drive-in-doors		Zoning	Industrial
Ext. Construction	Block & Steel	Parking	90 vehicles
Ceiling Height	16'	State Route / Distance To...	I84 -1 mile Route 8 - 5 miles
Roof	Steel	TAXES	
Date Built	2000	Assessment	
UTILITIES	Tenant/Buyer to Verify	Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	No	Lease rate	\$12.50 NNN
Electrical	200 Amps /480 volts 3 phase		



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