

FOR LEASE



353 Christian Street
Units 3,4,5 & 6
Oxford, CT 06478

Modern Multi-Tenant Facility on 4.2 Acres
13,432 +/- S/F (May Divide)
Approx. 5,000 S/F Finished Office Area
Full A/C, Heavy Power
Close to I-84, Good Parking
Airport Enterprise Zone
Offered at \$9.50 NNN



PROPERTY DATA FORM

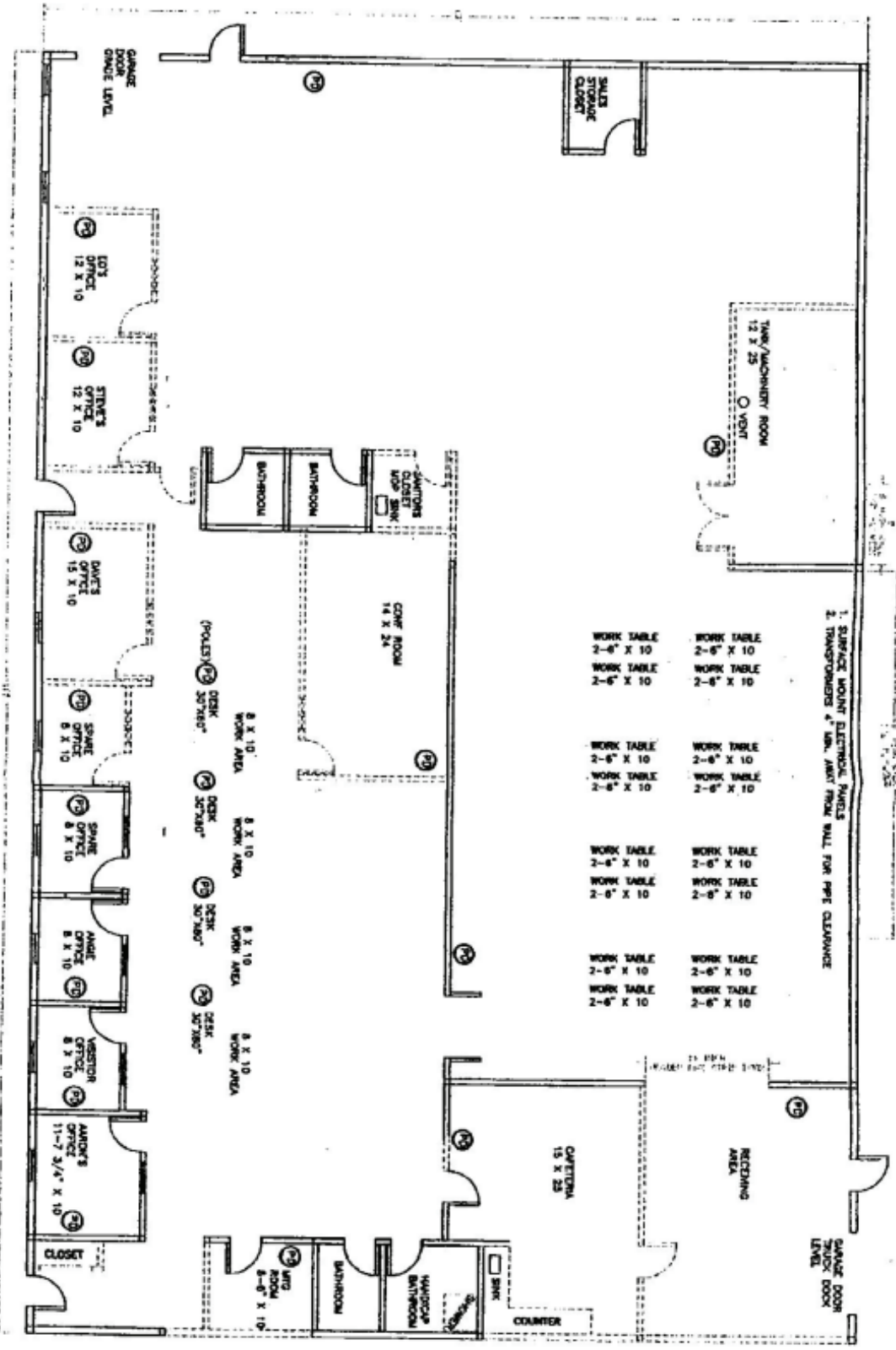
PROPERTY ADDRESS		353 Christian St, Units 3, 4, 5 & 6	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	45,000	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	13,432 +/-	Type of Heat	Oil
Office Space	5,000 +/-	OTHER	
Available docks	2	Acres	4.2
Available drive-in-doors	1	Zoning	Industrial
Ext. Construction	Block & Steel	Parking	90 vehicles
Ceiling Height	16'	State Route / Distance To...	I84 -1 mi / Rt 8- 5mi
Roof	Steel	TAXES	
Date Built	2000	Assessment	
UTILITIES		Mill Rate	
	Tenant/Buyer to Verify	Taxes	
Sewer	City	TERMS	
Water	City	Lease rate	\$9.50 NNN
Gas	No		
Electrical	400 Amps /480 volts 3 phase		



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.



Emax Unit 4, 5, 6



1. SURFACE MOUNT ELECTRICAL PANELS
 2. TRANSFORMERS 4" DIA. AWAY FROM WALL FOR PIPE CLEARANCE

WORK TABLE 2-6" X 10	WORK TABLE 2-6" X 10
WORK TABLE 2-6" X 10	WORK TABLE 2-6" X 10
WORK TABLE 2-6" X 10	WORK TABLE 2-6" X 10
WORK TABLE 2-6" X 10	WORK TABLE 2-6" X 10
WORK TABLE 2-6" X 10	WORK TABLE 2-6" X 10
WORK TABLE 2-6" X 10	WORK TABLE 2-6" X 10

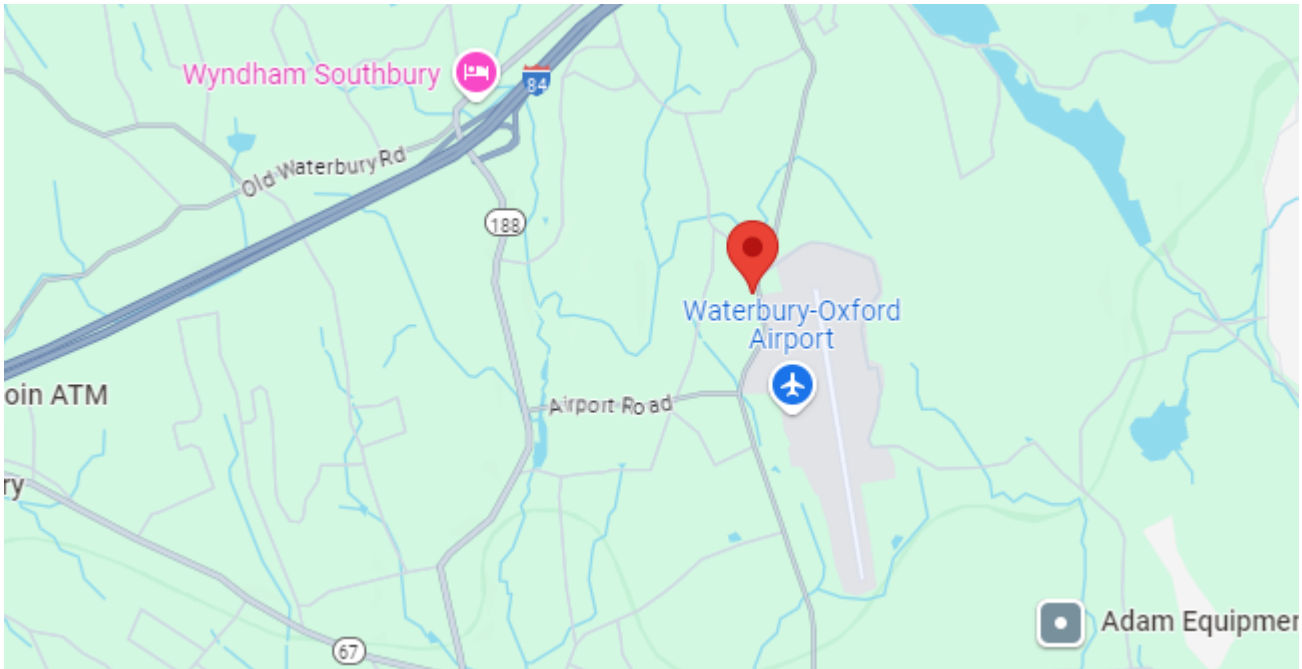
THE ISSUANCE OF THIS DRAWING IS THE RESPONSIBILITY OF THE ARCHITECT. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.

Emax, Incorporated
 472 PEPPER STREET
 MONROE, CONNECTICUT 06468

PLANT LAYOUT

DRAWN BY: EFABRIZIO DATE: 6/18/01
 CHECKED BY: SCALE: 3/32" = 1'-0"

PLANT



CONTACT: ED GODIN, SIOR
E-mail: EgodinPB@gmail.com
Phone: 203-577-2277 Fax: 203-577-2100