

FOR SALE



***8 Commerce Drive / Parcel A Lot 5
Oxford, CT 06478***

21.65

(Approximately 12.7 dry contiguous acres)

Industrial zoned land.

Preliminary feasibility shows up to 150,000 S/F

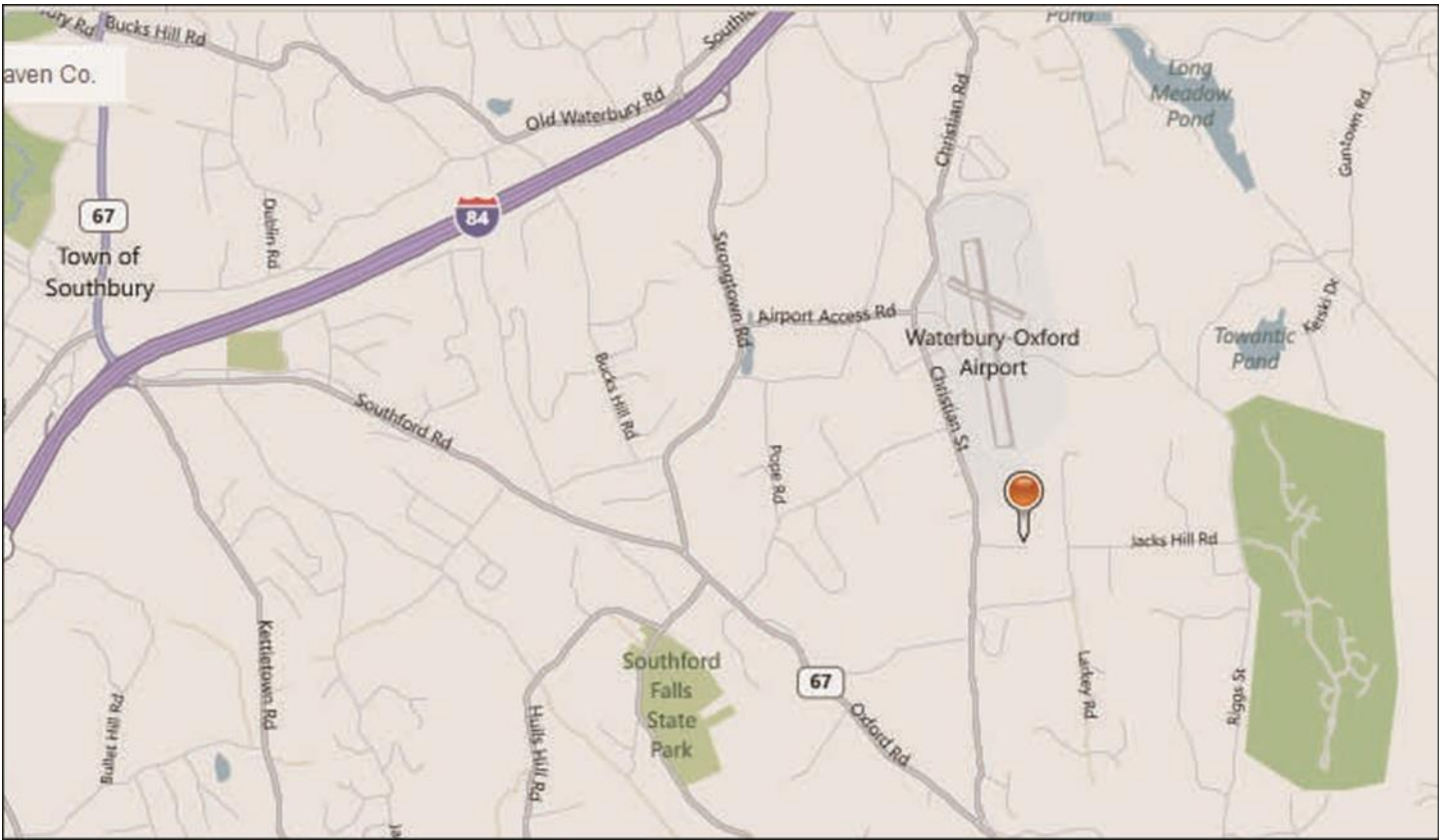
Great Business Park location in high growth business friendly community.

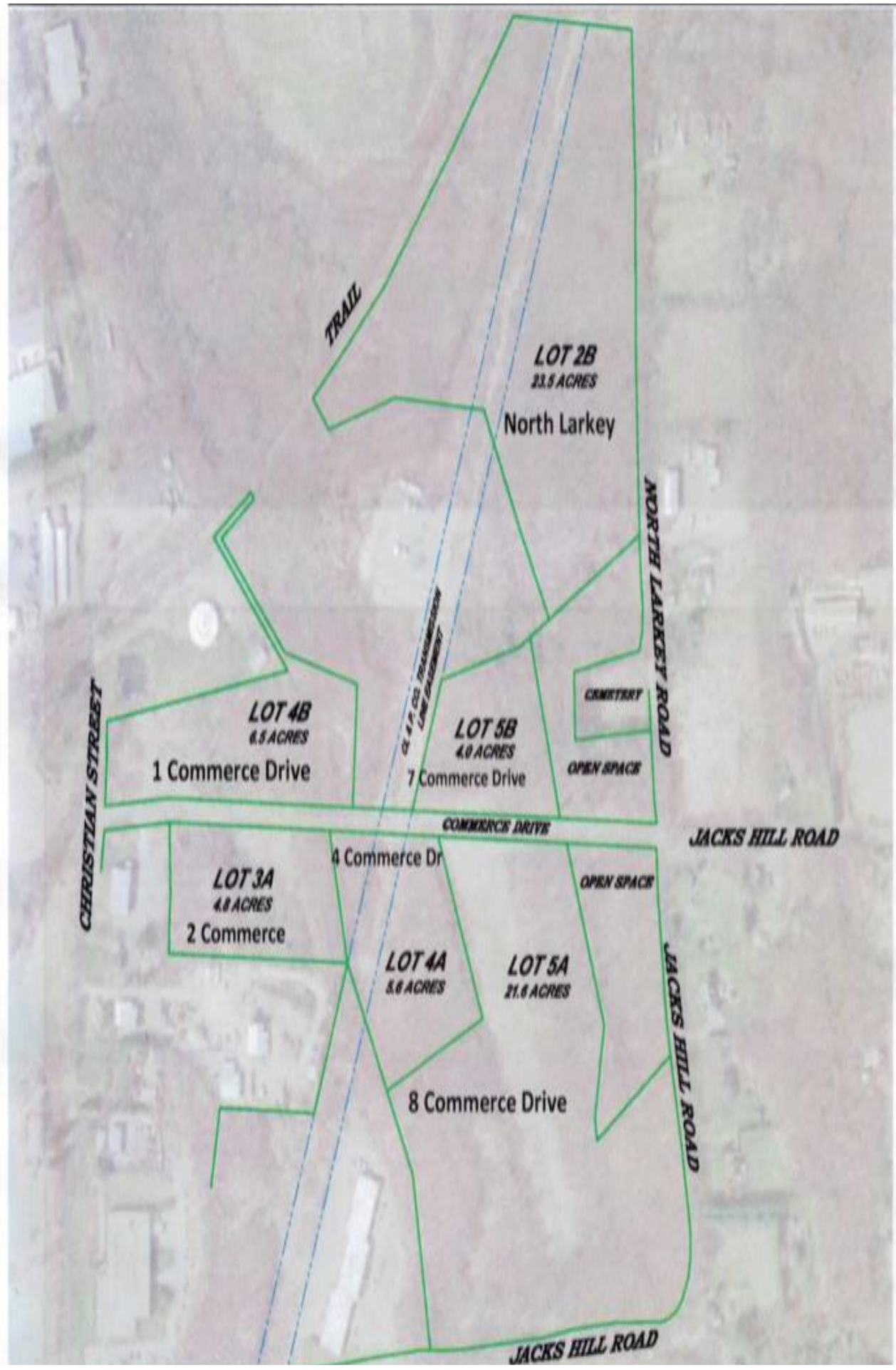
New airport enterprise zone offers numerous potential tax incentives.

All municipal utilities available. Very good highway access to I-84 and Route 8

Contiguous 5.57 acres also available (4 Commerce Dr. Parcel A/Lot 4)

Offered at \$1,795,000.00





NO.	REVISION



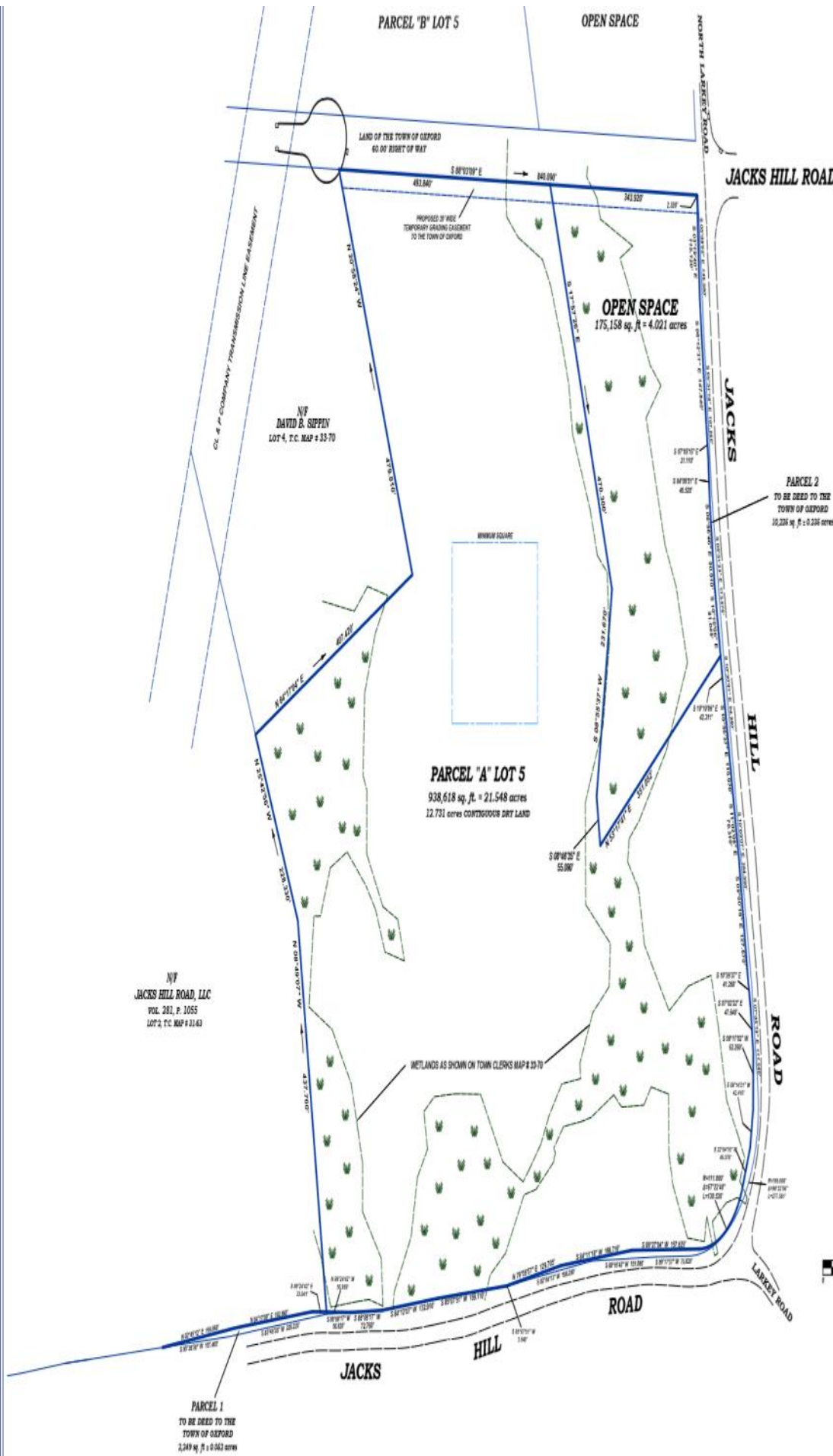
DAVID
234 MAIN
MONROE

AERIAL LOC

COMMERC

Civil
REGISTERED PROFESSIONAL ENGINEER
43 SOUTH MAIN
WOODBRURY





APPROVED BY THE OXFORD PLANNING & ZONING COMMISSION

SIGNATURE _____ DATE _____

MAP SHOWING PROPOSED LOT 5
SHOWN AS 'OTHER LANDS OF SIPPIN' T.C. MAP # 33-70

PREPARED FOR
DAVID B. SIPPIN
NORTH LARKEY ROAD
OXFORD, CONNECTICUT
TOTAL AREA = 1,113,783 sq. ft. = 25.569 acres
TAX MAP 26, LOT 1A4 (SOUTH)
ZONE - I - INDUSTRIAL



JAN 18, 2011

THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 36-300b-1 THROUGH 36-300b-9 OF THE 'STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT' AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1994.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

TYPE OF SURVEY - 'ZONING LOCATION SURVEY'
BOUNDARY DETERMINATION CATEGORY - 'DEPENDENT RE SURVEY'
CLASS OF ACCURACY - 'A-2'

MICHAEL J. RIORDAN
LICENSED LAND SURVEYOR, REG. # 14444
RIORDAN LAND SURVEYING
701 WOODLAND TURNPIKE
WOODBRURY, CT. 06798
203-863-3777, FAX 203-419-1114

PARCEL 1
TO BE DEED TO THE TOWN OF OXFORD
2,249 sq. ft. = 0.052 acres

N/T
JACKS HILL ROAD, LLC
VOL. 281, P. 1055
LOT 2, T.C. MAP # 13-43

N/T
DAVID B. SIPPIN
LOT 4, T.C. MAP # 33-70

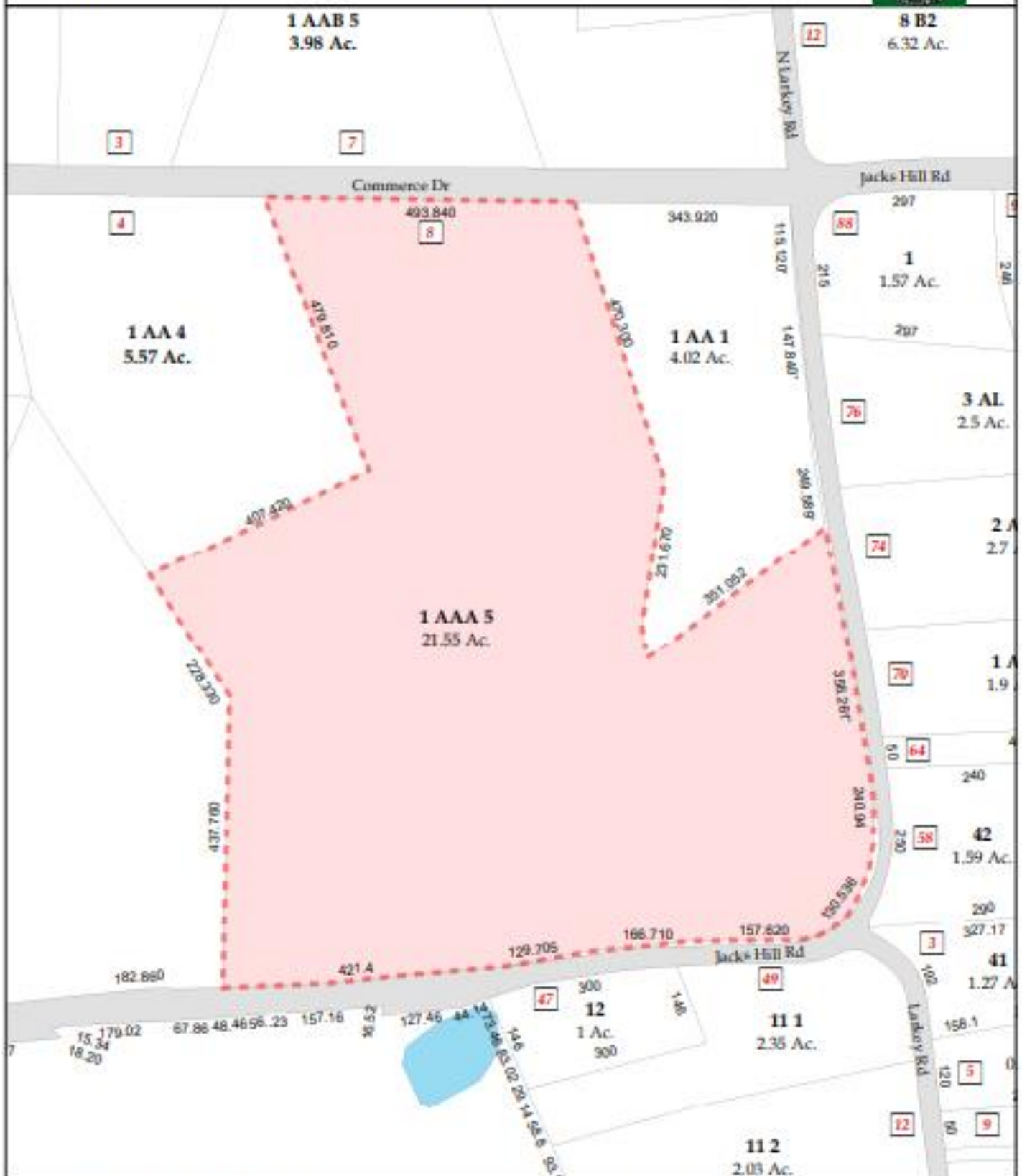
PARCEL 'A' LOT 5
938,618 sq. ft. = 21.548 acres
12.731 acres CONTIGUOUS DRY LAND

PARCEL 2
TO BE DEED TO THE TOWN OF OXFORD
10,226 sq. ft. = 0.236 acres

Town of Oxford, Connecticut - Assessment Parcel Map

Parcel: 25-25-1-AAA5

Location: 8 COMMERCE DR



Approximate Scale: 1 inch = 200 feet



Map Produced: April 2024

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Oxford and its mapping contractors assume no legal responsibility for the information contained herein.