

# Godin Property Brokers LLC

★★★★★ Commercial / Industrial

## FOR SUBLEASE

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850 Straits Turnpike, Suite 204  
Middlebury, CT, 06762

**353 Christian Street 9, 10 & 11B  
Oxford, CT 06478**



**3,000 +/- S/F Office/Warehouse**  
**Includes 1,300 +/- S/F Finished Office Area**  
**1 Loading Dock**  
**Modern Multi - Tenant Facility on 4.2 acres**  
**Full A/C Heavy Power (400 amps/480 volts)**  
**1 Mile to I-84 - Ample Parking**  
**Airport Enterprise Zone**  
**Lease asking: \$8.95 PSF NNN**

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.

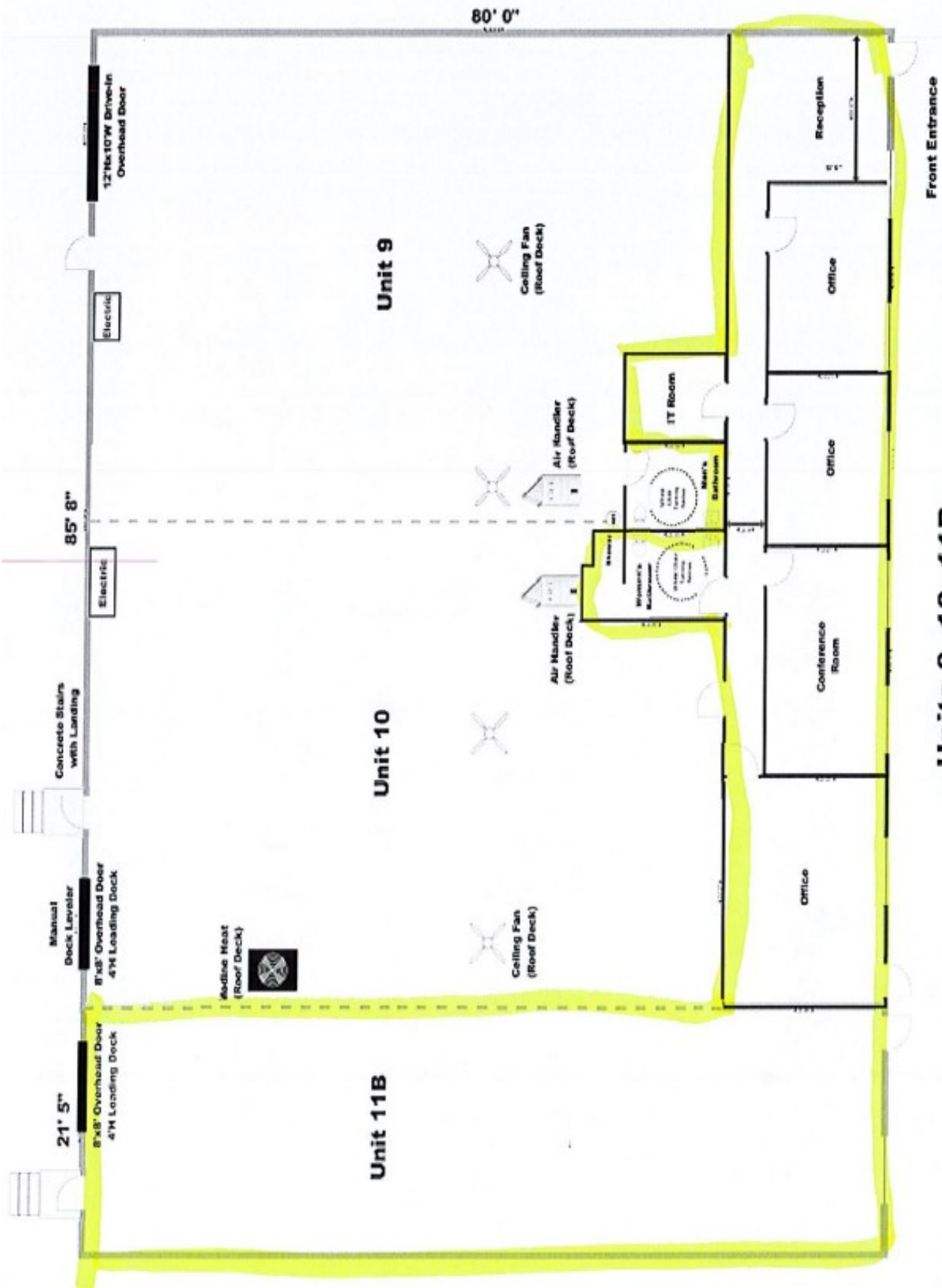
# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		353 Christian St 9,10 & 11	
<b>CITY, STATE</b>		Oxford, CT 06478	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	45,000	Air Conditioning	Yes / office
Number of floors	1	Sprinkler / Type	No
Avail S/F	3,000 +/-	Type of Heat	Oil
Office Space	1,300 +/-	<b>OTHER</b>	
Available docks	1	Acres	4.2
Available drive-in-doors	None	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	<b>TAXES</b>	
Date Built	2000	Assessment	
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Mill Rate	
Sewer	City	Taxes	
Water	City	<b>TERMS</b>	
Gas	No	Lease rate	\$8.95 NNN
Electrical	400 Amps /480 volts	Current NNN	TBD
	3 phase	Sublease Term Negotiable	



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**Units 9, 10, 11B**  
**353 Christian St.**  
**Oxford, CT**  
**8,633 sf ±**

