

# FOR LEASE



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

**8,633 S/F Office/Warehouse**

**1,800 S/F finished office area**

**2 Loading Docks/1 Drive-in door**

**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**

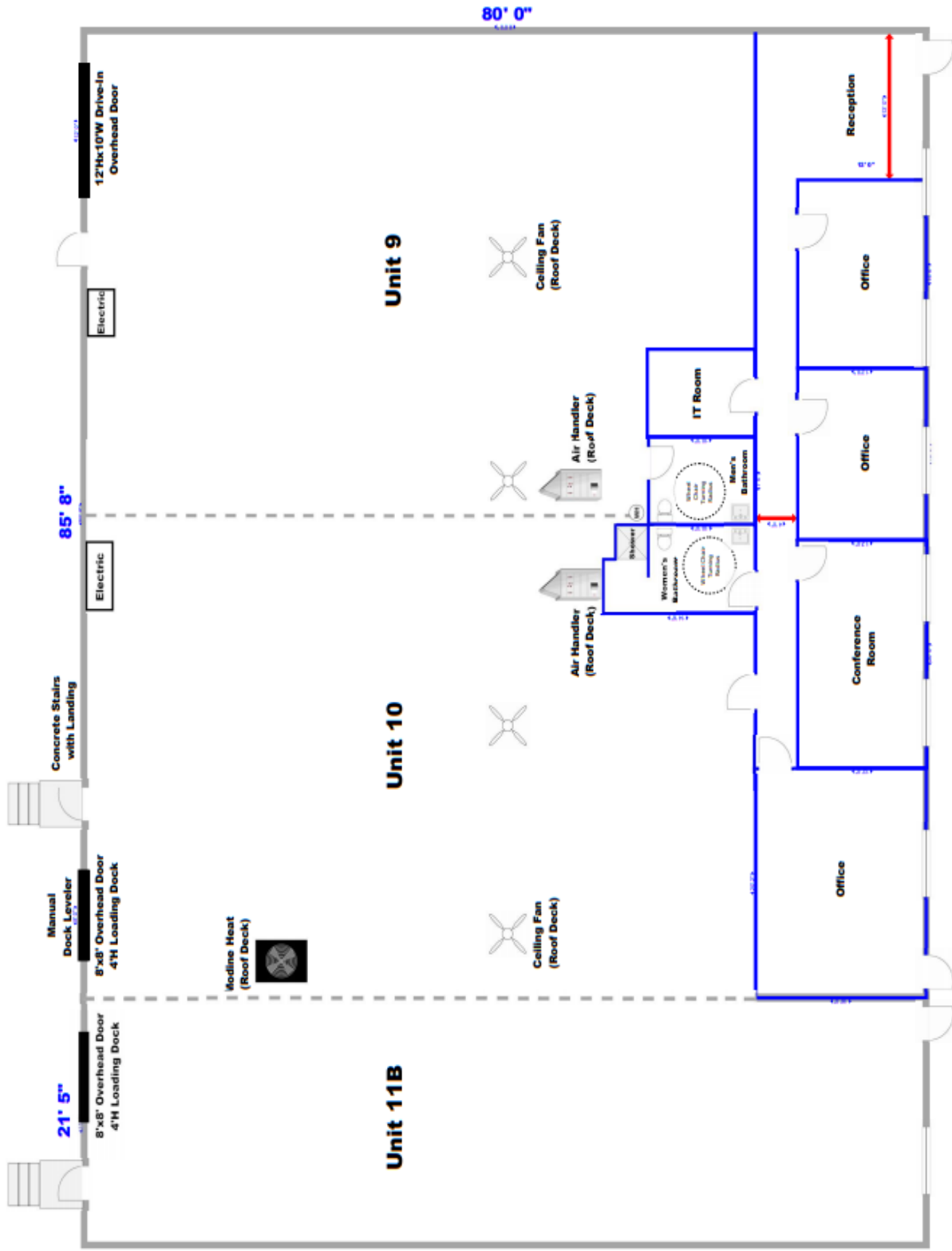
**Lease asking: \$9.50 PSF NNN**

# 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	8,633	Type of Heat	Oil
Office Space	1,800	<b>OTHER</b>	
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 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	\$9.50 NNN
Electrical	400 Amps /480 volts 3 phase	Current NNN	TBD



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

