

FOR LEASE



**353 Christian Street Units 7 & 8
Oxford, CT 06478**

6,583+/- S/F Office/Warehouse

400 +/- S/F Office Area

2 Drive-in Doors - 15' Ceiling Heights

**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

Can Be Combined with Units 4, 5 & 6 to Create +/- 17,000 S/F

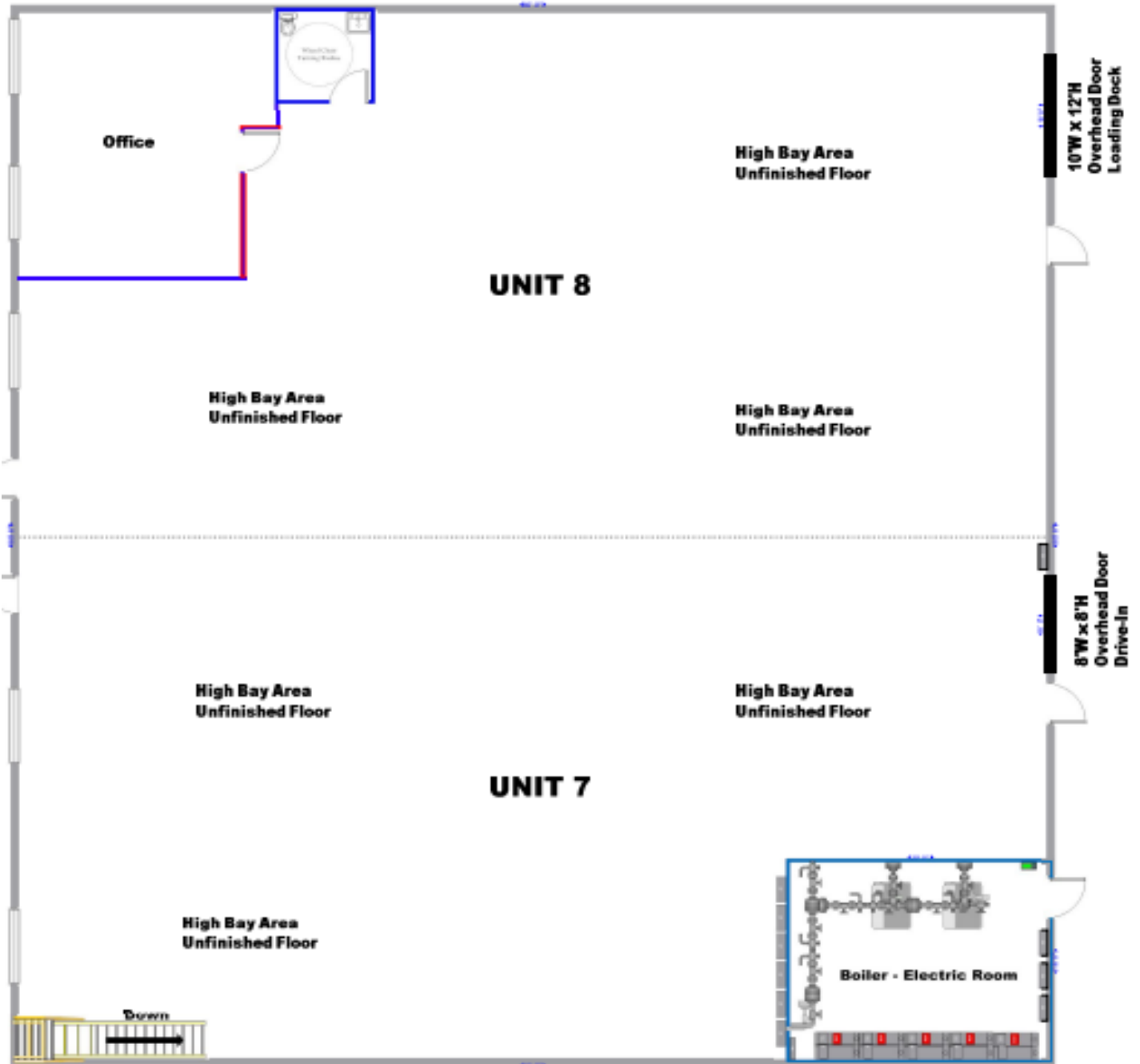
Lease asking: \$9.50 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		353 Christian St Units 7 & 8	
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	6,583 +/-	Type of Heat	Oil
Office Space	400 +/-	OTHER	
Available docks		Acres	4.2
Available drive-in-doors	2	Zoning	Industrial
Ext. Construction	Block & Steel	Parking	90 vehicles
Ceiling Height	15'	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	\$9.50 NNN
Electrical	400 Amps /480 volts 3 phase	Current NNN	TBD



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TRINITY | ERD
Unit 7 & 8
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