

FOR LEASE



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

Modern Multi-Tenant Facility on 4.2 Acres
10,073 +/- S/F (May Divide)
Approx. 4,000 S/F Finished Office Area
Full A/C, Heavy Power
Close to I-84, Good Parking
Airport Enterprise Zone
Offered at \$9.50 NNN



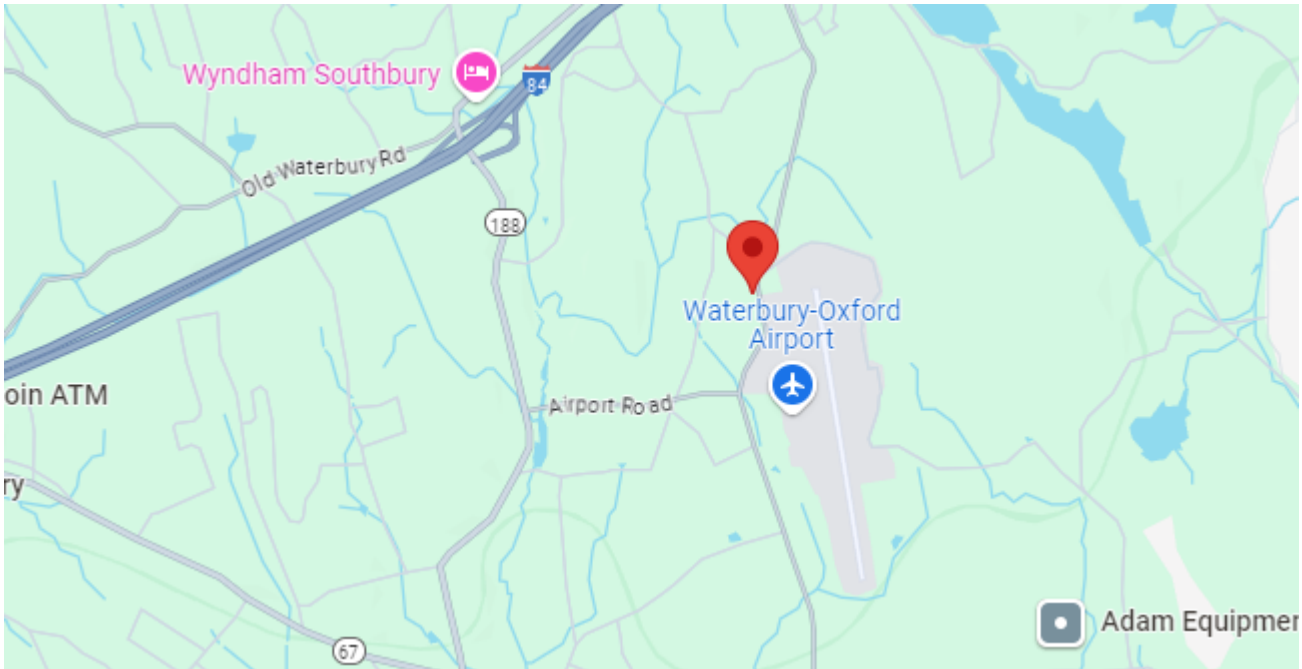
PROPERTY DATA FORM

PROPERTY ADDRESS		353 Christian St, Units 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	10,073 +/-	Type of Heat	Oil
Office Space	4,000 +/-	OTHER	
Available docks	2	Acres	4.2
Available drive-in-doors	1	Zoning	Industrial
Ext. Construction	Block & Steel	Parking	90 vehicles
Ceiling Height	15'	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		



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