



# FOR LEASE

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***208 Christian Street  
Oxford, CT 06478***

**17,000 +/- S/F Available  
Modern Manufacturing / Warehouse Facility  
2,500 +/- S/F Office Space with Air Conditioner  
Great Business Park Location with Heavy Power  
15'-17' Ceiling Heights  
Two Drive-in Doors and a Loading Dock  
Lease Price: \$8 PSF + NNN + Utilities**



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# PROPERTY DATA FORM

PROPERTY ADDRESS	208 Christian Street
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	21,090 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	17,000 +/-	Type of Heat	Gas -FHA
Office Space	2,500 +/-	OTHER	
		Acres	2 Acres
Ext. Construction	Masonry /Steel	Zoning	Industrial
Drive in Doors		Parking	Ample
Ceiling Height	15' - 17'	State Route / Distance To...	Route 8 & I84
Roof	Metal	TAXES	
Date Built	1985	Assessment	
UTILITIES		Tenant to verify	Appraisal
Septic	Yes	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical		Lease	\$8 PSF + NNN + Utilities















