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# FOR LEASE



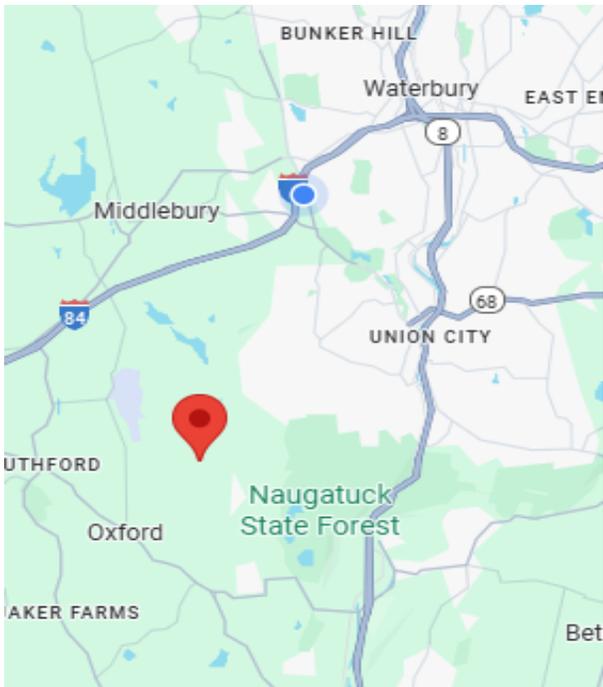
**315 Riggs St  
Bldg A, Unit 5  
Oxford, CT 06478**

**2,350 +/- S/F Office & Warehouse Space  
+/- 1,200 S/F Offices - Drive-in Door  
Ideal for a Wide Variety of Uses  
Easy Access to I-84 & RT 8  
Offered at \$14 Gross + Utilities**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		315 Riggs Street Bldg A, Unit 5	
<b>CITY, STATE</b>		Oxford, CT 06478	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	14,100 +/-	Air Conditioning	No
Number of floors	2	Sprinkler / Type	No
Avail S/F	2,350 +/-	Type of Heat	Gas
Office space	1,200 +/-	<b>OTHER</b>	
Mezzanine	850 +/-	Acres	+/- 2.5
Avail overhead doors	1	Zoning	Industrial
Ext. Construction	Wood	Interstate/ Distance to	I-84 - 3 miles
Ceiling Height	22'	State Route / Distance To...	Route 8- 6 miles
Roof	Metal	<b>TAXES</b>	
Date Built	2008	Assessment	
<b>UTILITIES</b>		Appraisal	
Sewer	Yes	Mill Rate	
Water	Yes	Taxes	
Gas	Yes	<b>TERMS</b>	
Electrical	100Amps 208V	Lease Rate Monthly	\$2,742.00
	Single phase		



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