

# FOR LEASE



**353 Christian Street  
Unit 3  
Oxford, CT 06478**

**Modern Multi-Tenant Facility on 4.2 Acres  
3,359 +/- S/F**

**Approx. 600 S/F Finished Office Area  
1 Dock High Door, Full A/C, Heavy Power  
Close to I-84, Good Parking  
Airport Enterprise Zone**

**Offered at \$10.95 NNN**



# PROPERTY DATA FORM

|                          |                                |                              |                       |
|--------------------------|--------------------------------|------------------------------|-----------------------|
| <b>PROPERTY ADDRESS</b>  |                                | 353 Christian St, Unit 3     |                       |
| <b>CITY, STATE</b>       |                                | Oxford, CT 06478             |                       |
| <b>BUILDING INFO</b>     |                                | <b>MECHANICAL EQUIP.</b>     |                       |
| Total S/F                | 44,000 +/-                     | Air Conditioning             | Yes                   |
| Number of floors         | 1                              | Sprinkler / Type             | No                    |
| Avail S/F                | 3,359 +/-                      | Type of Heat                 | Oil                   |
| Office Space             | 600 +/-                        | <b>OTHER</b>                 |                       |
| Available docks          | 1                              | Acres                        | 4.2                   |
| Available drive-in-doors | 0                              | Zoning                       | Industrial            |
| Ext. Construction        | Block & Steel                  | Parking                      | 90 vehicles           |
| Ceiling Height           | 15'                            | State Route / Distance To... | 184 -1 mi / Rt 8- 5mi |
| Roof                     | Steel                          | <b>TAXES</b>                 |                       |
| Date Built               | 2000                           | Assessment                   |                       |
| <b>UTILITIES</b>         |                                | Mill Rate                    |                       |
|                          | <b>Tenant/Buyer to Verify</b>  | Taxes                        |                       |
| Sewer                    | City                           | <b>TERMS</b>                 |                       |
| Water                    | City                           | Lease rate                   | \$10.95 NNN           |
| Gas                      | No                             |                              |                       |
| Electrical               | 200 Amps /480 volts<br>3 phase |                              |                       |



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★★★★★ Commercial / Industrial





