

FOR LEASE



**6 Pheasant Run Road
Oxford, CT 06478**

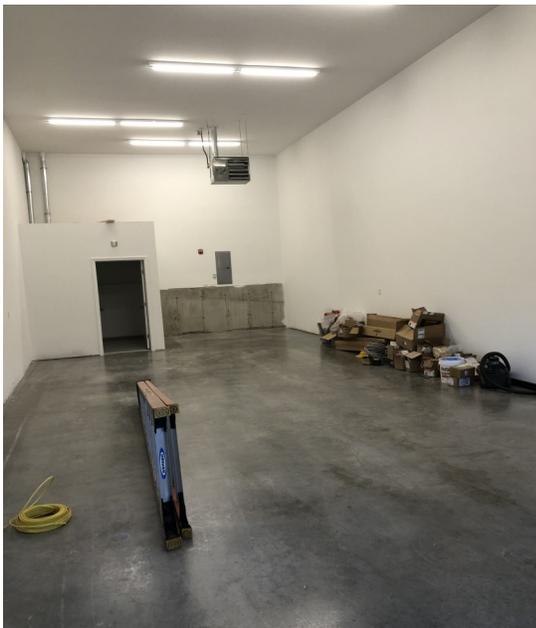
**Industrial / Flex Space : Unit #3 1,000 S/F
Large Overhead Door, Restroom, All Municipal
Utilities & 16' Ceilings
Great Business Park Location Minutes
from Highways
Lease Rate: \$1,500.00 per month**



PROPERTY DATA FORM

PROPERTY ADDRESS		6 Pheasant Run Rd	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,000	Air Conditioning	Possible
Number of floors	1	Sprinkler / Type	None
Avail S/F	1,000	Type of Heat	Gas
		OTHER	
Office space	possible	Acres	3.7
Column space	Clear span	Zoning	Industrial
Ext. Construction	Masonry - wood	Parking	25
Ceiling Height	16'	State Route / Distance to	Route 8 - 7 miles
Avail overhead doors	1 per unit	Interstate / Distance to	I-84 - 2.5 miles
Roof	Asphalt shingles	TAXES	
Date Built	2019	Assessment	
		Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	Yes	Lease rate	
Water	Yes	Rent is Gross + Utilities	
Gas	Yes	Unit 3 1,000 S/F \$1,500.00 per month	
Electrical (per unit)	100 Amps /208v/3 phase		

UNIT 3 (Typical Finish)



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