

CONTACT: Mary Buckley
E-mail: Mbuckley.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT 06762

FOR LEASE



***324 Christian Street
Oxford, CT 06478***

**Available from 1,000 - 13,000 +/- S/F of Industrial/Flex Space with Offices
Flexible Layout with Mezzanine Space, Heavy Power & 14'x14' Drive-in Door
Ideal for Warehouse/Storage, Manufacturing & Distribution
\$8.95 NNN + Utilities**



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PROPERTY DATA FORM

| | |
|-------------------------|-----------------------------|
| PROPERTY ADDRESS | 324 Christian Street |
| CITY, STATE | Oxford, CT 06478 |

| BUILDING INFO | | MECHANICAL EQUIP. | |
|-----------------------|--------------------|--------------------------|------------------------|
| Total S/F | 20,000 +/- | Air Conditioning | Yes - Office |
| Number of floors | 1 | Sprinkler / Type | No |
| Avail S/F | 13,000 +/- | Type of Heat | Natural Gas |
| Will Divide to | 1,000 - 13,000 +/- | OTHER | |
| Office Space | 3,000 | | |
| Total/avail mezzanine | Yes - 2,000 S/F | Acres | 2.53 |
| Available Docks | No | Zoning | Industrial |
| Ext. Construction | Metal | Parking | |
| Ceiling Height | 15' Clear | TAXES | |
| Roof | | | |
| Date Built | 1978 | Assessment | |
| UTILITIES | | Appraisal | |
| | | Mill Rate | |
| Sewer | City | Taxes | |
| Water | City | TERMS | |
| Gas/Oil | Eversource | | |
| Electrical | 600 Amps / 3 Phase | Lease | \$8.95 NNN + Utilities |







