

# FOR SALE



**66 Prokop Rd  
Oxford, CT 06478**

**9,200 +/- S/F Facility on 8.7 Acres  
Newer Building Suitable for Many Uses with  
Large Graveled Yard Area  
Heavy Power, Good Loading & Up to 23' Height  
Great Location Minutes to I-84  
Sale: Price Upon Request**



# PROPERTY DATA FORM

|                  |                  |
|------------------|------------------|
| PROPERTY ADDRESS | 66 Prokop Rd     |
| CITY, STATE      | Oxford, CT 06478 |

## BUILDING INFO

|                      |           |
|----------------------|-----------|
| Total S/F            | 9,200 +/- |
| Number of floors     | 1         |
| Avail S/F            | 9,200 +/- |
| Avail Mezzanine      | 225 +/-   |
| Avail Office         | 1,000 +/- |
| Avail Docks          | 1         |
| Avail Overhead Doors | 1         |
| Ext. Construction    | Steel     |
| Ceiling Height       | 12' - 23' |
| Roof                 | Steel     |
| Date Built           | 2011      |

## UTILITIES

|          |                              |
|----------|------------------------------|
| Sewer    | Yes                          |
| Water    | Well                         |
| Gas      | No                           |
| Electric | Eversource                   |
|          | 1,600 amps, 120/208v, 3Phase |

**Tenant to Verify**

## MECHANICAL EQUIP.

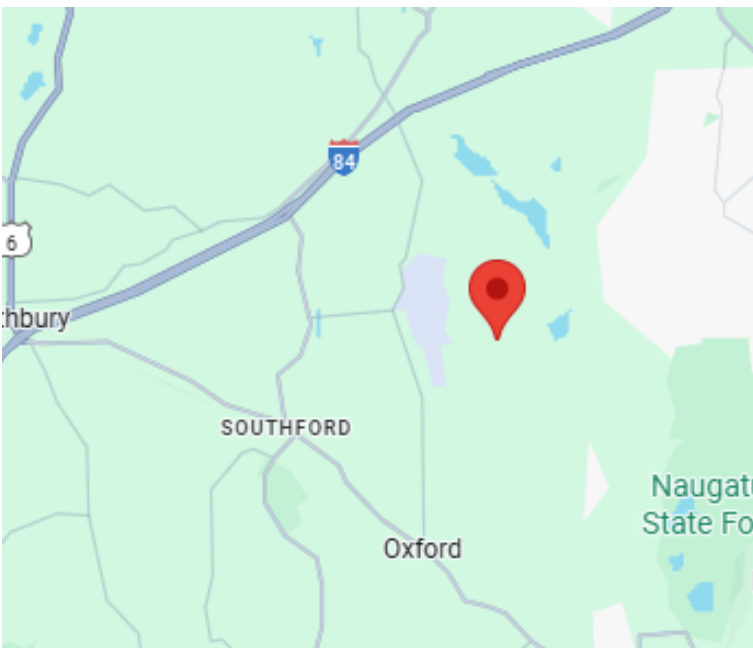
|                              |              |
|------------------------------|--------------|
| Air Conditioning             | Office       |
| Sprinkler / Type             | N/A          |
| Type of Heat                 | Propane      |
| <b>OTHER</b>                 |              |
| Acres                        | 8.7 +/-      |
| Zoning                       | Industrial   |
| Parking                      | 25           |
| Interstate / Distance To...  | 2mi to I-84  |
| State Route / Distance To... | 5 mi to RT 8 |

## TAXES

|           |              |
|-----------|--------------|
| Assessed  | \$595,910.00 |
| Appraised | \$851,300.00 |
| Mill Rate | 19.69        |
| Taxes     | \$11,733.47  |

## TERMS

|      |                    |
|------|--------------------|
| Sale | Price Upon Request |
|------|--------------------|



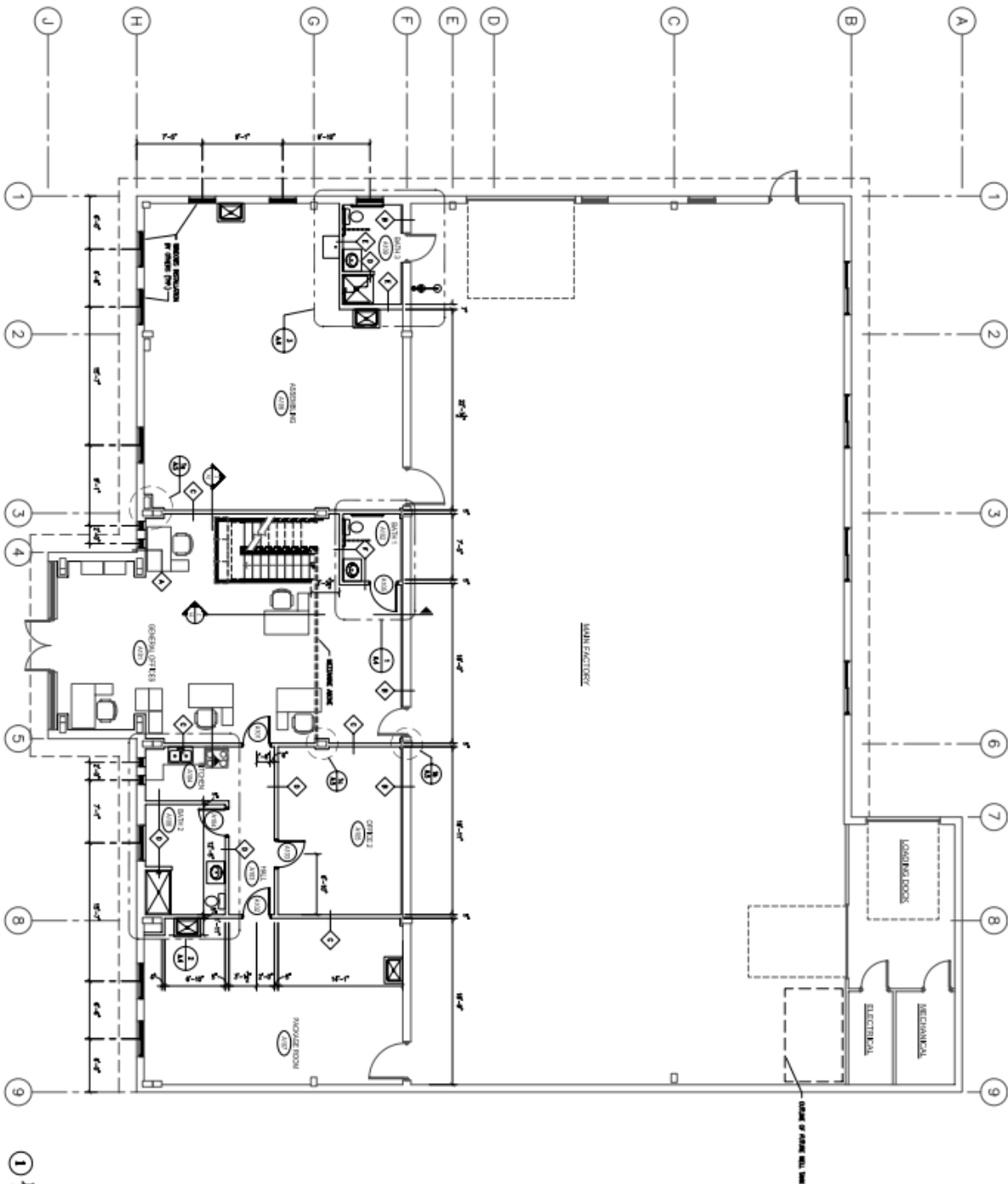
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## FLOOR PLAN

**CAST GLOBAL**  
66 PROKOP ROAD  
WOODRUFF INDUSTRIAL PARK  
OXFORD, CONNECTICUT 06478



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