

FOR LEASE



**6 Pheasant Run Rd
Unit 10
Oxford, CT 06478**

**Industrial / Flex Space
6,000 +/- S/F Available Open Area
(Currently Baseball Training Facility)**

Divisible to Smaller Units

**Overhead Doors, Restroom, High Efficiency LED Lighting
& a Gas Heater**

All Municipal Utilities & 16' Ceilings

Great Business Park Location Minutes from Highways

Offered at \$7,500.00/mo Gross + Utilities



PROPERTY DATA FORM

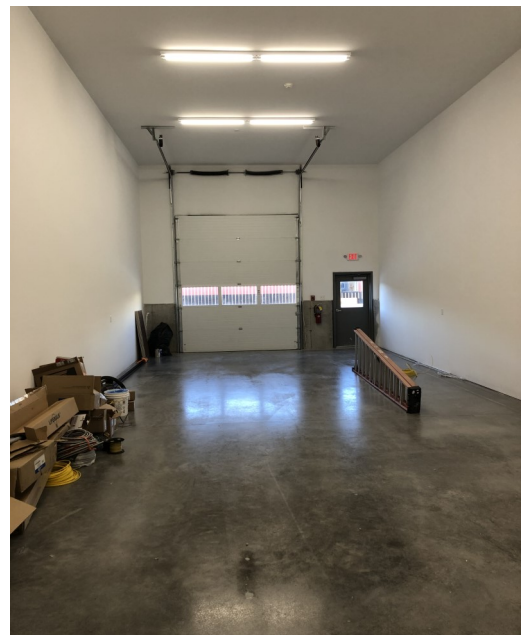
PROPERTY ADDRESS		6 Pheasant Run Rd, Unit 10	
CITY, STATE		Oxford, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,000 +/-	Air Conditioning	Possible
Number of floors	1	Sprinkler / Type	None
Avail S/F	6,000 +/-	Type of Heat	Gas
Divisible to	1,000 +/-	OTHER	
Office space	Possible	Acres	3.7
Column space	Clear span	Zoning	Industrial
Ext. Construction	Masonry - wood	Parking	25
Ceiling Height	16'	State Route / Distance to	Route 8 - 7 miles
Avail overhead doors	4	Interstate / Distance to	I-84 - 2.5 miles
Roof	Asphalt shingles	TAXES	
Date Built	2019	Assessment	
UTILITIES		Mill Rate	
Sewer	Yes	Taxes	
Water	Yes	TERMS	
Gas	Yes	Lease rate	\$7,500/mo Gross + Utilities
Electrical	100 Amps / 208v/ 3phase		(Rate for Entire Space)



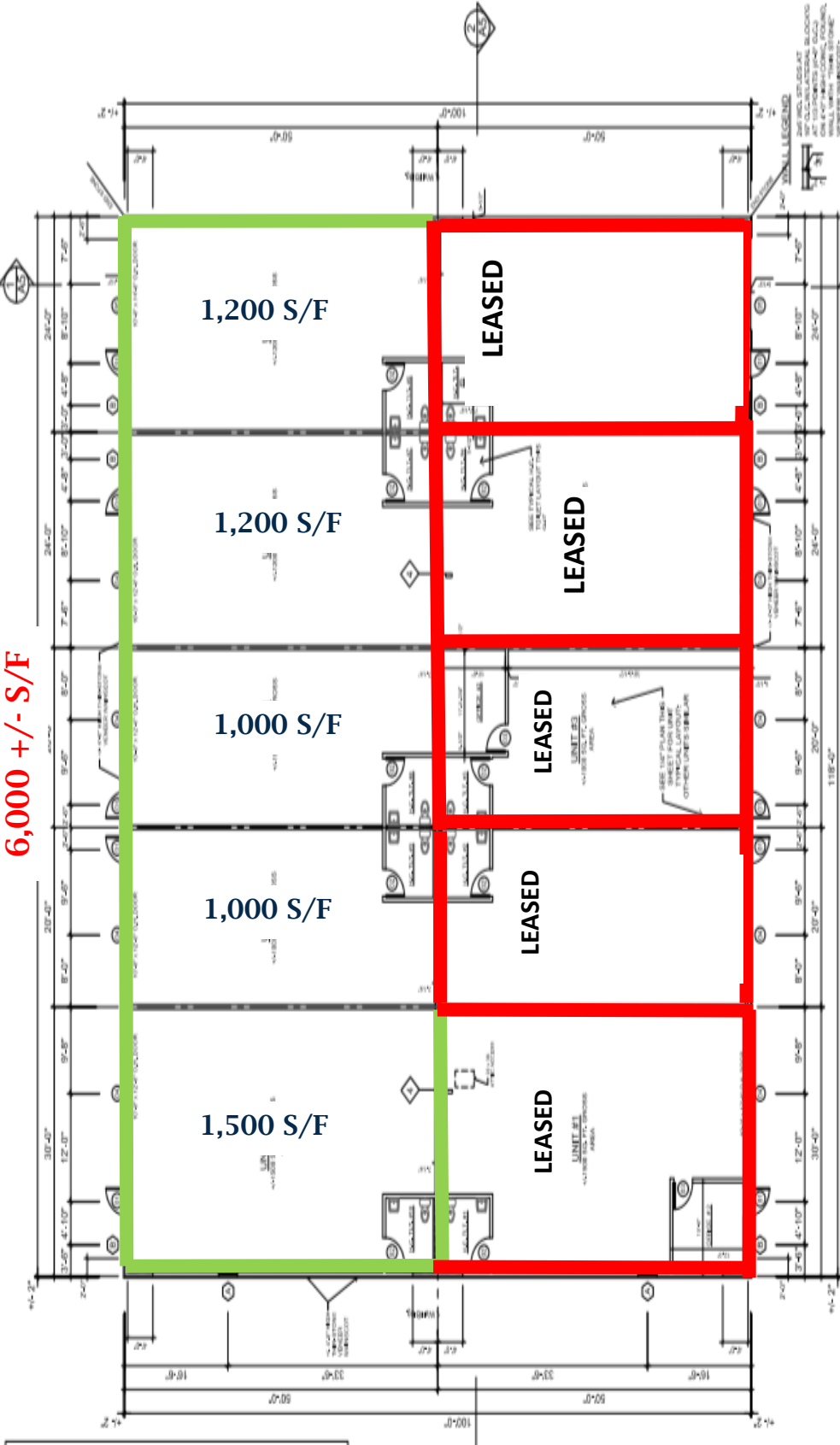
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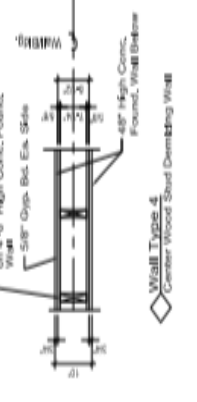
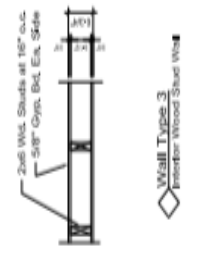
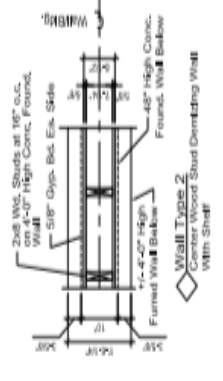
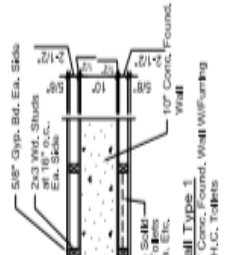
Unit's Typical Finish



Unit 10 6,000 +/- S/F



1 FIRST FLOOR PLAN
A2 11,800 SQ. FT. GROSS AREA



WALL TYPES

3/4" = 1'-0"

	JAMES T. TUTTLE ARCHITECT 464 WOLCOTT ROAD WOLCOTT, CONNECTICUT 06716	PHEASANT RUN OXFORD, CT	18" Floor Plan Typ. H.C. Total Wall Types
	6 PHEASANT RUN RD. OXFORD, CT		REVISIONS: 5-2-19 Reworked (Bag Length 2")
3 APRIL 2019 SHT. 4 OF 7		A2 JOB NO. 1804	

