

FOR SALE/LEASE



C1

**91 Willenbrock Rd
Units C1, C3 & C4
Oxford, CT 06478**

Oxford Industrial Condos

11,385 +/- S/F Total

Divisible to 3,773 +/- S/F

Rare Ownership Opportunity

Great Business Park Location

Offered at: Unit C1: 3,773 S/F - \$375,000.00

Unit C3: 3,550 S/F - \$345,000.00

Unit C4: 4,062 S/F - \$365,000.00

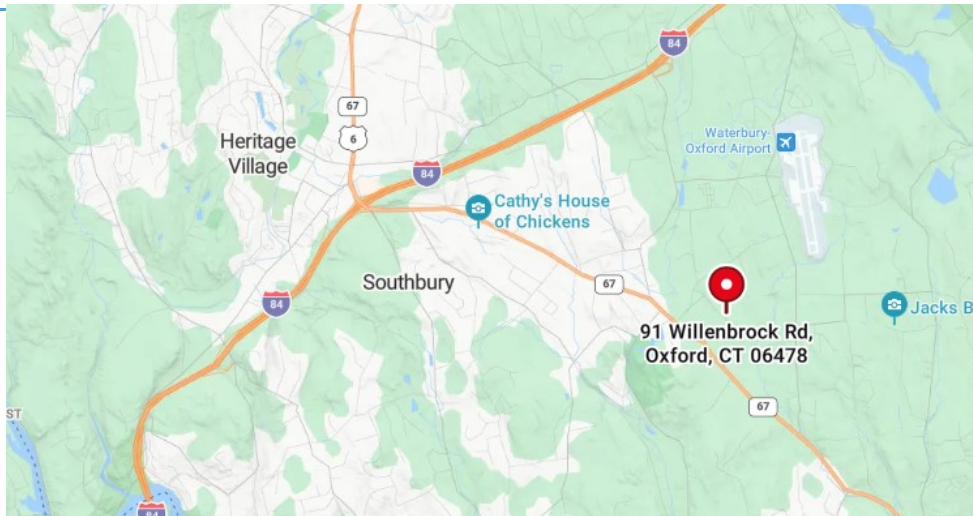
Lease \$10 NNN



C3 & C4

PROPERTY DATA FORM

PROPERTY ADDRESS		91 Willenbrock Rd, Units C1, C3 & C4	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,385 +/-	Air Conditioning	Partial
Number of floors	1.5	Sprinkler / Type	No
Avail S/F	11,385 +/-	Type of Heat	Propane
Will Subdivide to	3,773 +/-	OTHER	C1 / C3 / C4
		Mezzanine S/F	931 +/- / 750 +/- / 1,452 +/-
Office Space	1,000 - 2,000 +/-	Acres	Condo
Overhead Doors	3	Zoning	Industrial
Avail Docks	1	Parking	Ample
Total/avail S/F mezz	3,500 +/-	Interstate / Distance To...	2mi to I-84
External Construction	Masonry	State Route/Distance To...	5mi to RT8
Roof	Asphalt & Shingle	TAXES	C1 / C3 / C4
Ceiling Height	17'	Assessment	\$204,470 / \$215,880 / \$206,780
Date Built	1989	Appraisal	\$292,100 / \$308,400 / \$295,400
UTILITIES		Mill Rate	24.36
Sewer	City	Taxes	\$4,980.90 / \$5,258.84 / \$5,037.16
Water	City	TERMS	
Electrical	Amps 200	Sale	Unit C1 \$375,000.00
	Volts 120/208		Unit C3 \$345,000.00
	Phase 3 Phase		Unit C4 \$365,000.00
Gas	Propane	Condo Fee	\$550.00 Each Unit
		Lease	\$10 NNN



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

Godin Property Brokers LLC

★★★★★ Commercial / Industrial



C1
3,773 S/F

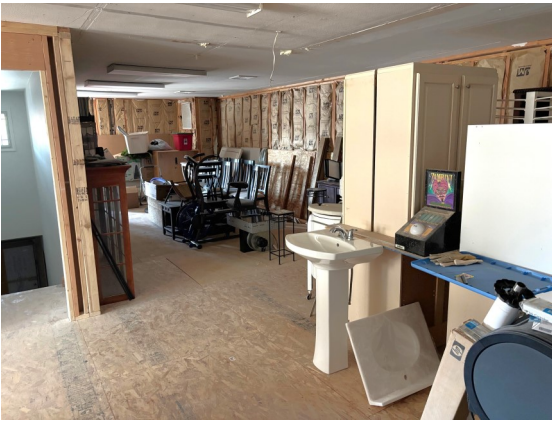


Godin Property Brokers LLC

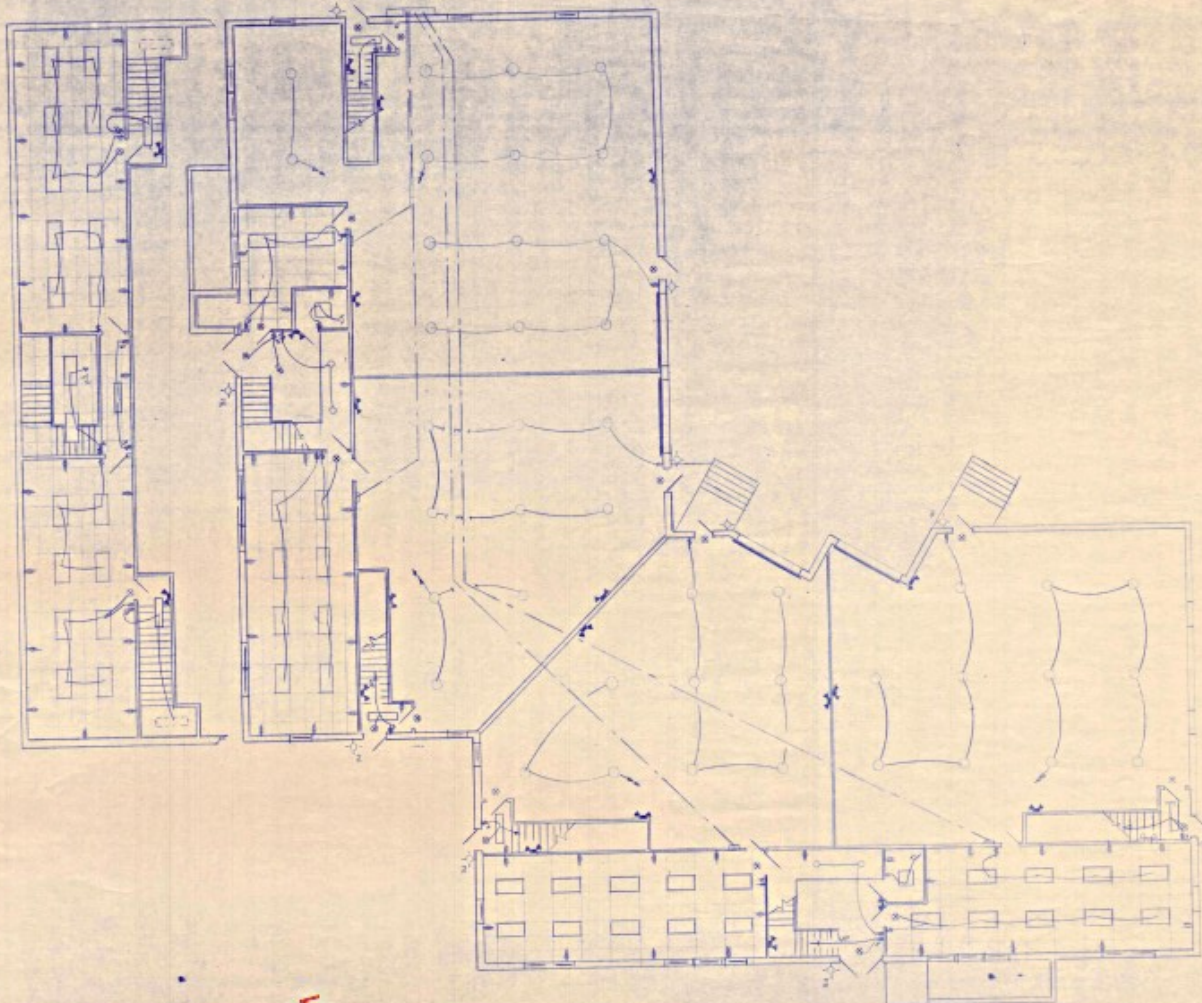
★★★★★ Commercial / Industrial



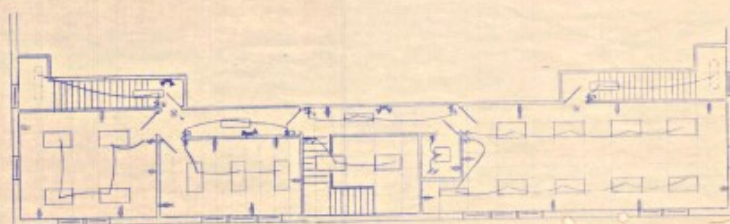
**C3: 3,550 S/F
&
C4: 4,062 S/F**







Willenbrook Building A - Similar to Building C



CHASSIS DYNAMICS
WILLENBROCK RD. OXFORD, CT.

ELECTRICAL

SCALE:
1/8"=1'-0"

DATE:
7-22-88

DRAWN:

CHECKED:

**STRATHMOOR
ELECTRIC
INC**

1281 STRATFORD AVENUE
STRATFORD, CONN. 06497



377-4261

REVISIONS

1	
2	
3	
4	
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