Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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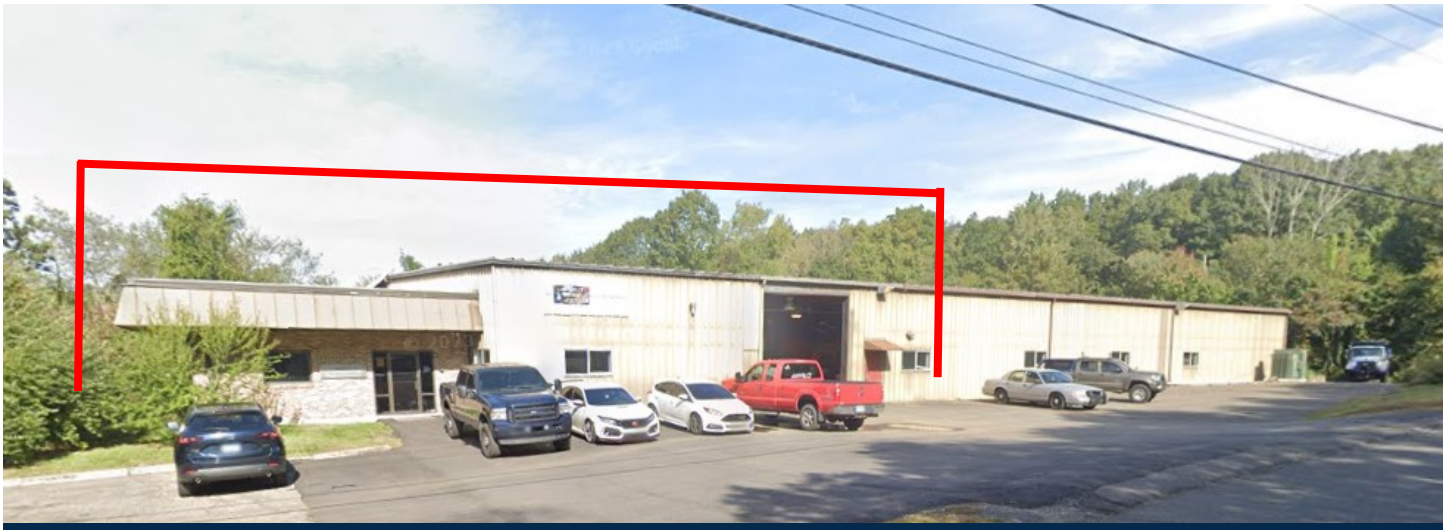
FOR LEASE



324 Christian Street
Oxford, CT 06478

3,500 +/- S/F of Industrial/Flex Space with Offices Available
2,000 +/- S/F Office
1,500 +/- S/F Shop Space
Heavy Power & 14'x14' Drive-in Door
Ideal for Contractors/Storage
$8.95 NNN + Utilities

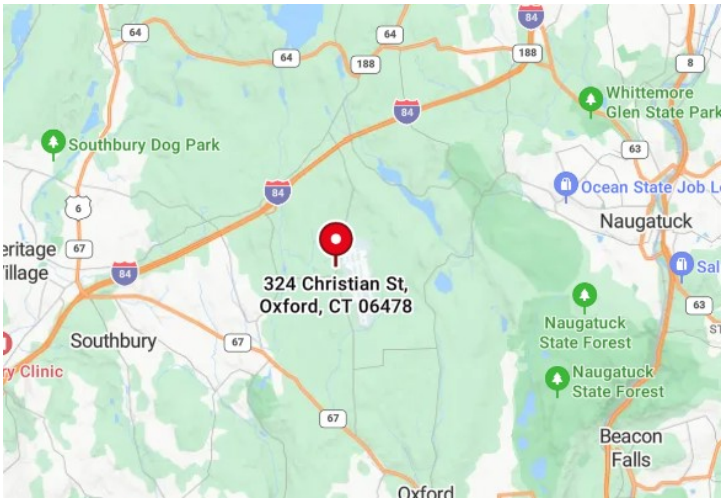


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

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	3,500 +/-	Type of Heat	Natural Gas
Shop Space	1,500		
Office Space	2,000 +/-	**OTHER**	
		Acres	2.53
Available Docks	No	Zoning	Industrial
Ext. Construction	Metal	Parking	
Ceiling Height	15' Clear		
Roof		**TAXES**	
Date Built	1978	Assessment	
UTILITIES		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas/Oil	Eversource	**TERMS**	
Electrical	600 Amps / 3 Phase	Lease	$8.95 NNN + Utilities





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STORAGE
24'6" x 22'2"
ROOM
19'8" x 19'0"
BATH
5'2" x 7'9"
BATH
5'5" x 7'9"
ROOM
25'9" x 8'6"
HALL
18'10" x 4'3"
OFFICE
18'10" x 17'10"
ROOM
13'1" x 8'11"
OFFICE
9'10" x 7'10"
MEETING ROOM
12'5" x 19'5"
RECEPTION
21'8" x 21'6"
WAITING ROOM
13'10" x 12'3"
ROOM
17'5" x 14'5"