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

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Middlebury, CT, 06762

FOR LEASE



6 Pheasant Run Rd
Unit 10
Oxford, CT 06478

Industrial / Flex Space
1,000 - 6,000 +/- S/F Available
(Currently Baseball Training Facility)
Divisible to Smaller Units from 1,000 S/F
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



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	**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 (per unit)	100 Amps / 208v/ 3phase		(Rate for Entire Space)

Broker is Property Owner



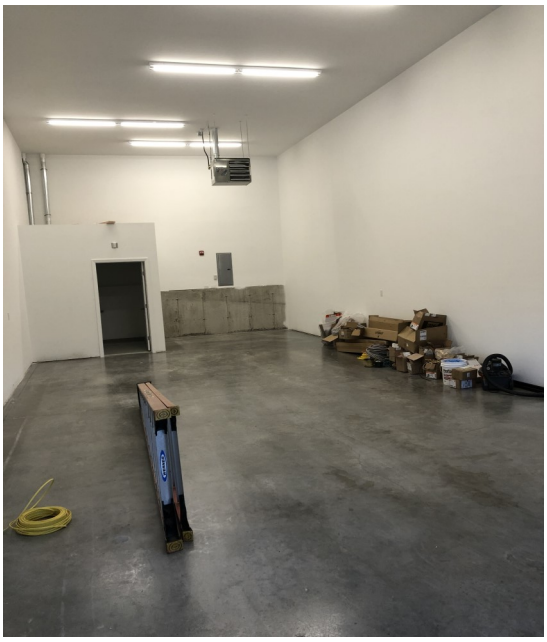
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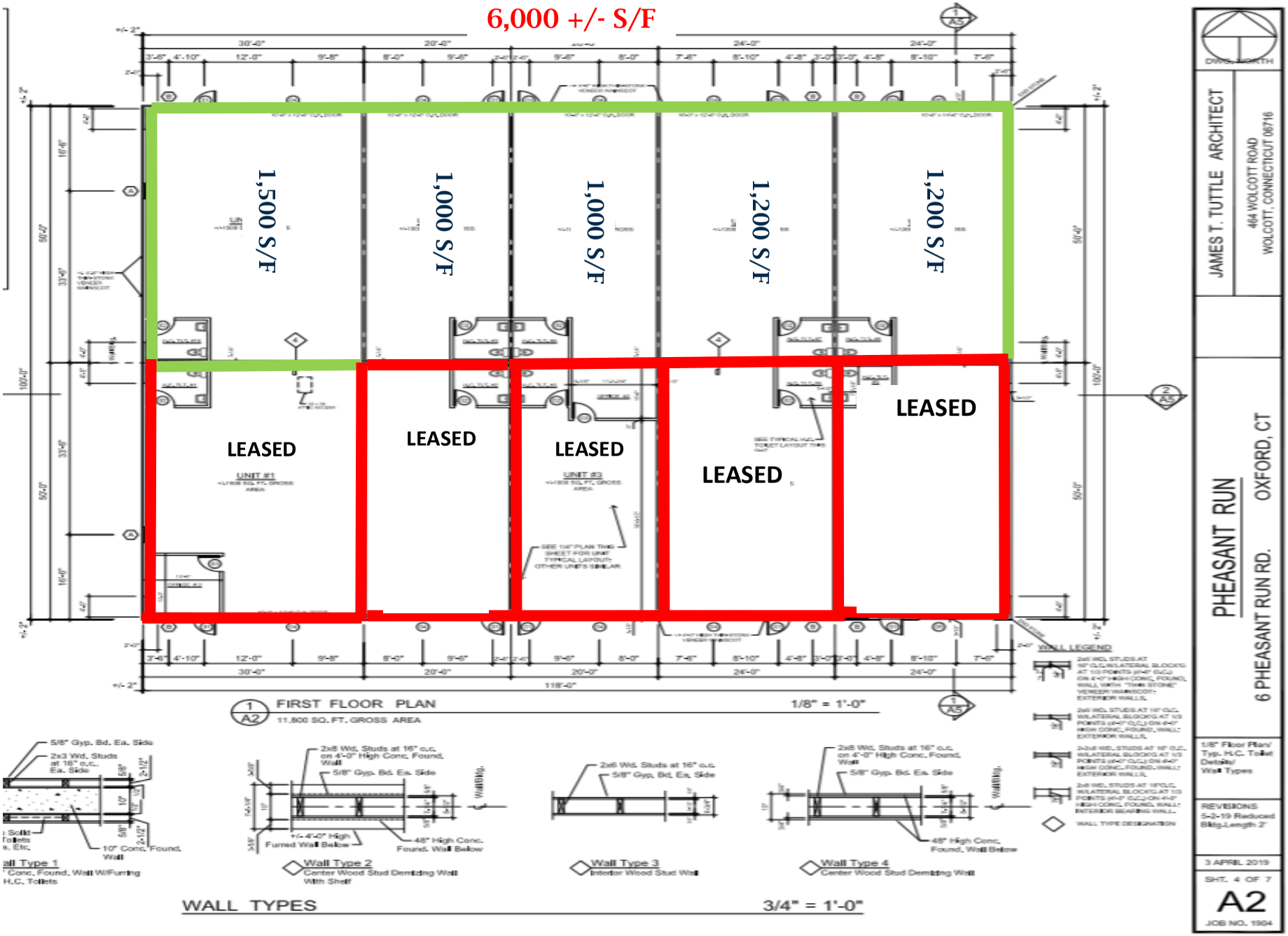


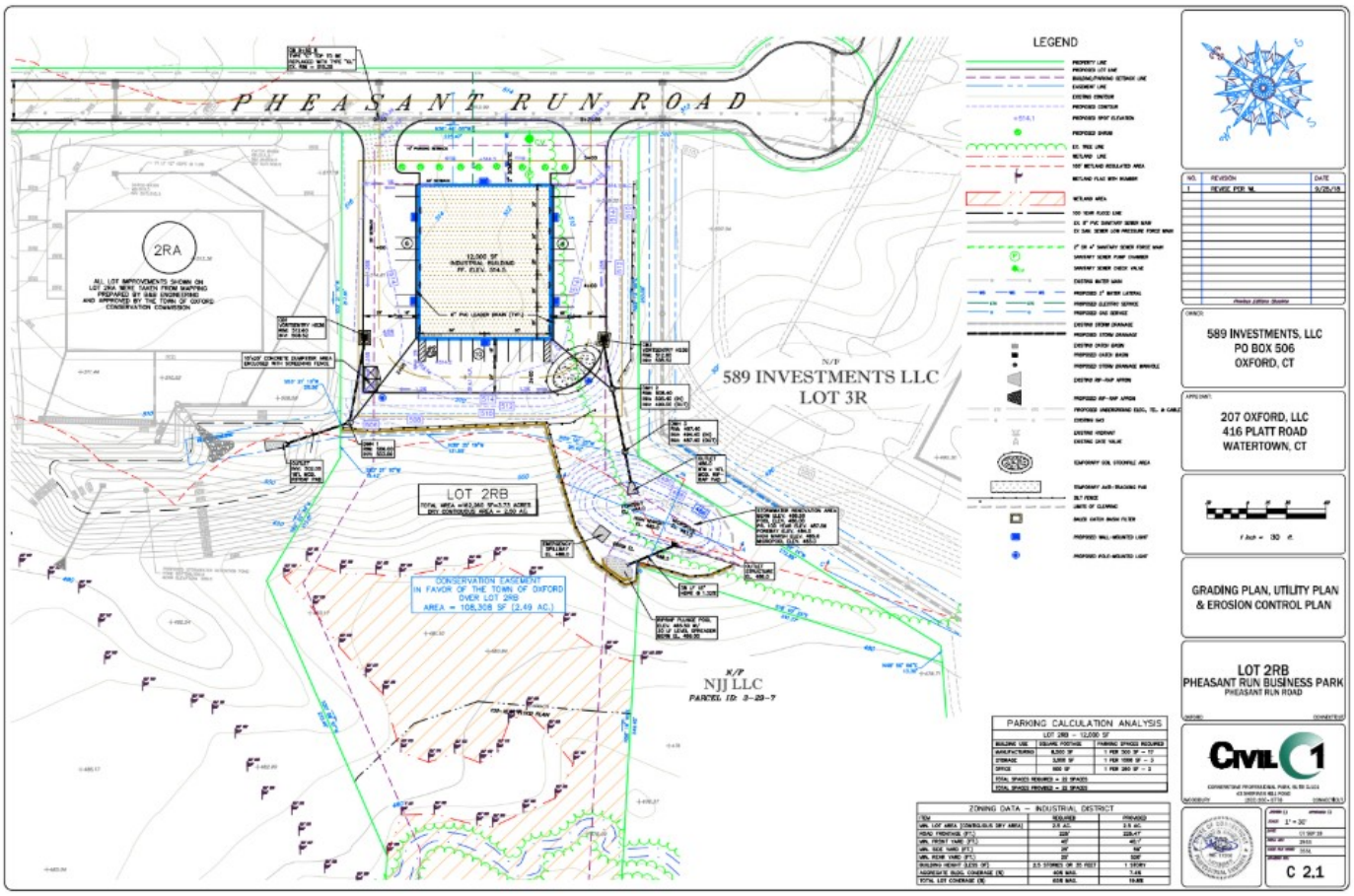
Unit’s Typical Finish

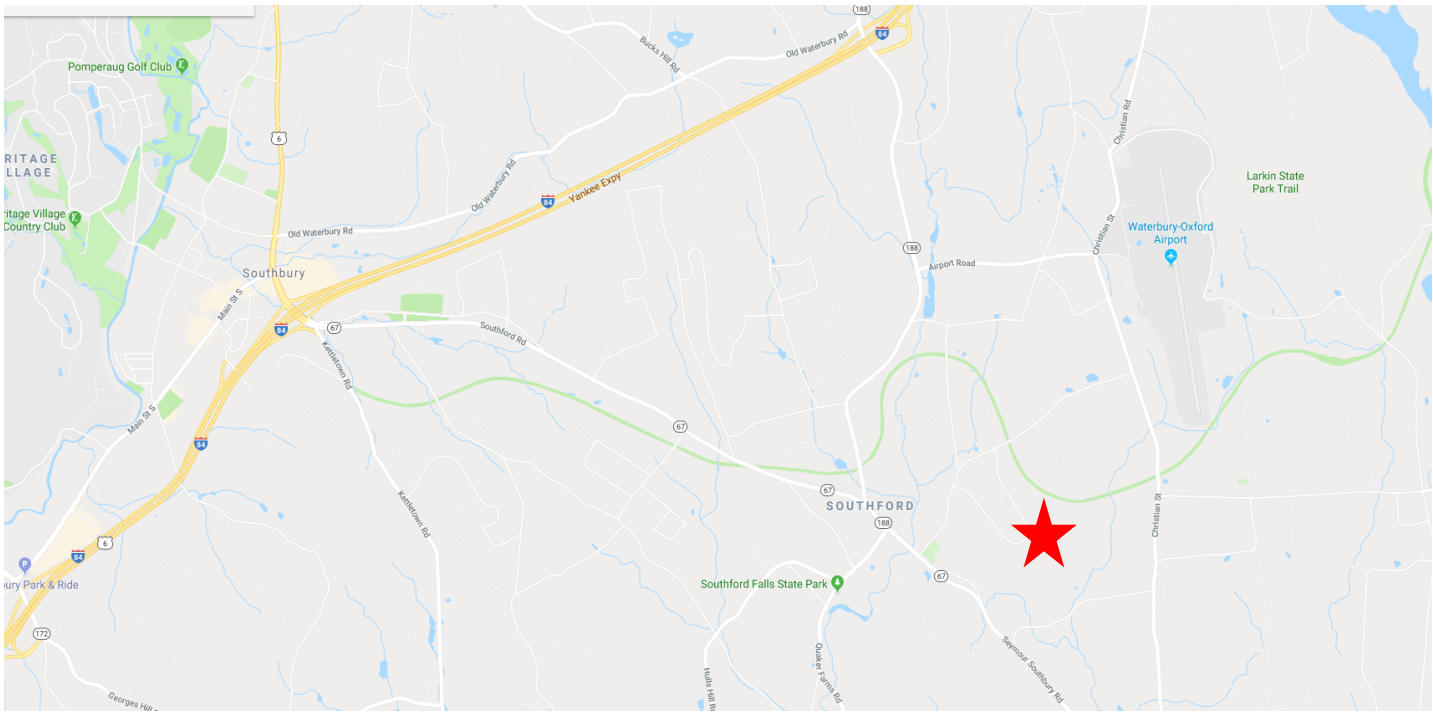




Unit 10
6,000 +/- S/F




PHEASANT RUN ROAD
LEGEND
2RA
589 INVESTMENTS LLC
LOT 3R
LOT 2RB
CONSERVATION EASEMENT
IN FAVOR OF THE TOWN OF OXFORD
OVER LOT 2RB
AREA = 108,308 SF (2.49 AC.)
N/F
NJJ LLC
PARCEL ID 3-28-7
PARKING CALCULATION ANALYSIS
ZONING DATA – INDUSTRIAL DISTRICT
589 INVESTMENTS, LLC
PO BOX 506
OXFORD, CT
207 OXFORD, LLC
416 PLATT ROAD
WATERTOWN, CT
GRADING PLAN, UTILITY PLAN
& EROSION CONTROL PLAN
LOT 2RB
PHEASANT RUN BUSINESS PARK
PHEASANT RUN ROAD
CIVIL 1
C 2.1


Pomperaug Golf Club
Southbury
Old Waterbury Rd
Yankee Expy
Bucks Hill Rd
Main St S
Southford Rd
Kettletown Rd
SOUTHFORD
Southford Falls State Park
Airport Road
Waterbury-Oxford Airport
Larkin State Park Trail
Christian St
Seymour Southbury Rd