

FOR LEASE



*324 Christian Street
Oxford, CT 06478*

**Available from 1,000 - 13,000 +/- S/F of Industrial/Flex Space with Offices
Flexible Layout with Mezzanine Space, Heavy Power & 14'x14' Drive-in Door
Ideal for Warehouse/Storage, Manufacturing & Distribution
\$8.95 NNN + Utilities**



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	13,000 +/-	Type of Heat	Natural Gas
Will Divide to	1,000 - 13,000 +/-	OTHER	
Office Space	3,000		
Total/avail mezzanine	Yes - 2,000 S/F	Acres	2.53
Available Docks	No	Zoning	Industrial
Ext. Construction	Metal	Parking	
Ceiling Height	15' Clear	TAXES	
Roof		Assessment	
Date Built	1978	Appraisal	
UTILITIES		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas/Oil	Eversource	Lease	\$8.95 NNN + Utilities
Electrical	600 Amps / 3 Phase		





