

FOR LEASE



*324 Christian Street
Oxford, CT 06478*

13,000 +/- S/F Industrial Space
Flexible Shop Space with a Mezzanine.
Office with Conference Area, Open Space for Potential Showroom & Kitchenette
Heavy Power with Drive-In
\$8.99 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
Office Space	3,000	OTHER	
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	\$8.99 NNN + Utilities
Electrical	600 Amps / 3 Phase		





