

FOR SALE



**116 Willenbrock Road
Oxford, CT 06478**

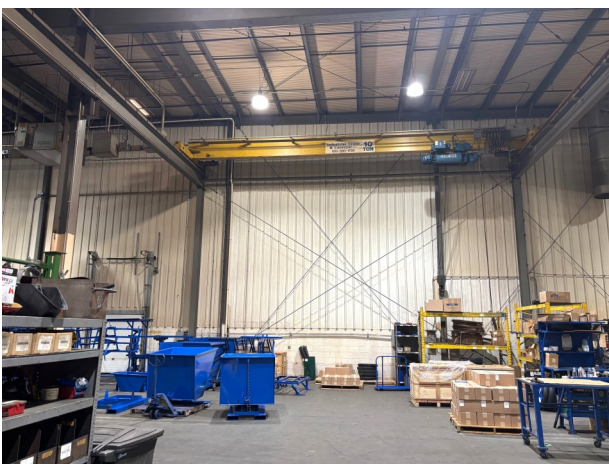
**+/- 27,200 S/F on 7.7 Acres
Manufacturing-Warehouse Facility
Great Business Park Location Minutes to Highways
+/- 4,000 S/F of Nicely Finished Office
30' Ceiling Heights with Multiple Crane Positions
Large Level Yard Area Will Allow for Significant Expansion
1 Dock and 3 Large Drive in Doors - All Municipal Utilities
Offered at: \$3,395,000.00**

PROPERTY DATA FORM

PROPERTY ADDRESS		116 Willenbrock Road	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	27,200	Air Conditioning	Office areas
Number of floors	1	Sprinkler / Type	Yes/ wet
Avail S/F	27,200	Type of Heat	Propane & gas Available
Office space	4,000	OTHER	
Avail docks	1	Acres	7.7
Avail overhead doors	3	Zoning	Industrial
Ext. Construction	Masonry - steel	Cranes	Multiple crane positions
Ceiling Height	30'	State Route / Distance To...	Route 8 - 7 / I 84 - 2.5
Roof	Steel	TAXES	
Date Built	1999	Assessment	\$1,579,550.00
UTILITIES		Appraisal	\$2,256,500.00
Sewer	City	Mill Rate	25.80
Water	City	Taxes	\$40,752.39
Gas	Yankee Gas /Available	TERMS	
Electrical	600 Amps	Sale	\$3,395,000.00
	480 Volts / 3 phase		

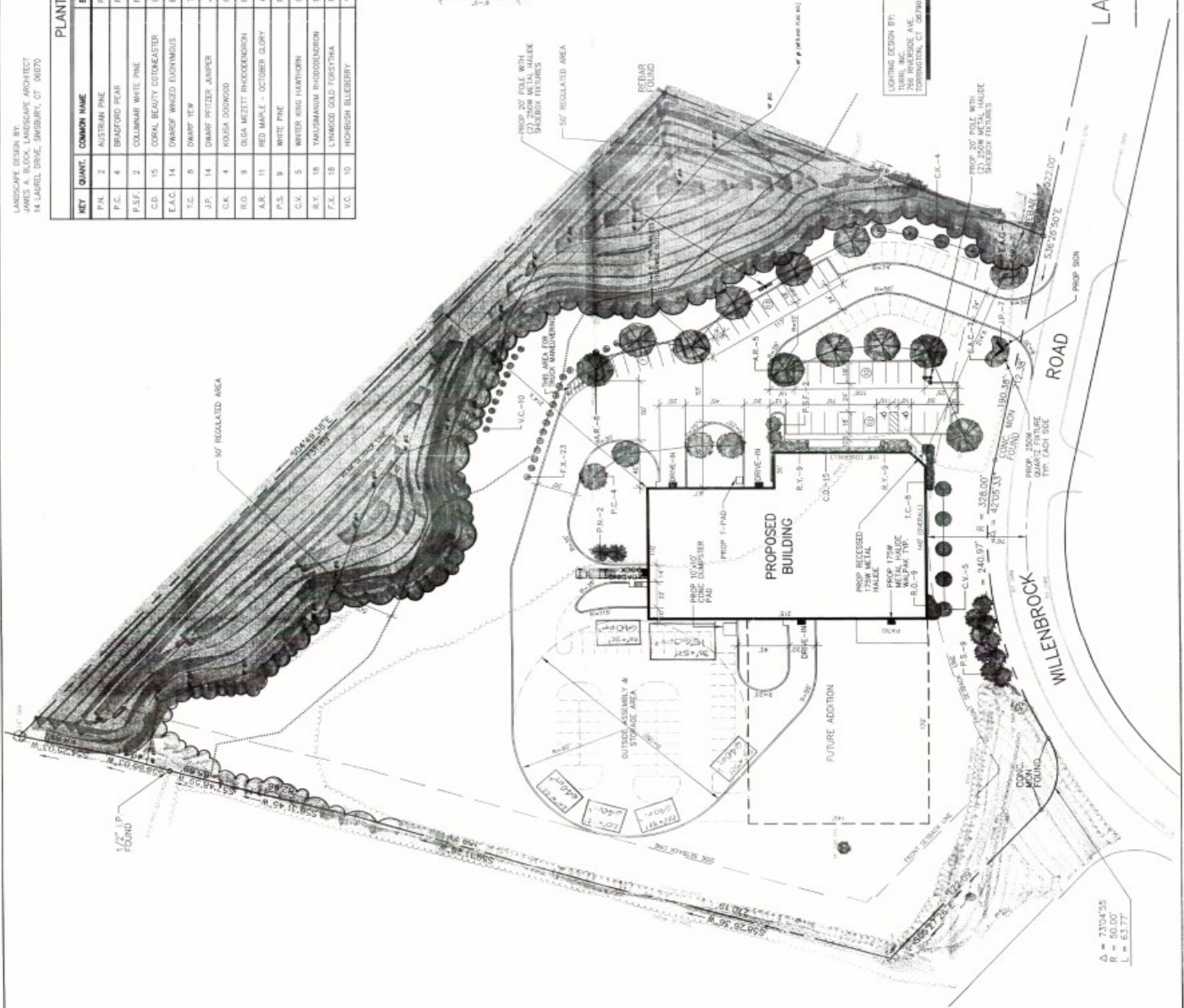
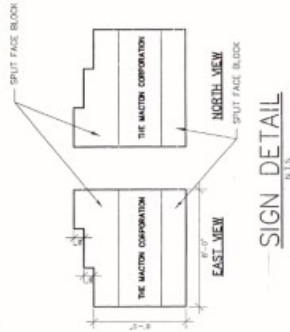


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LANDSCAPE DESIGN BY:
JAMES A. BLOK, LANDSCAPE ARCHITECT
14 LAUREL DRIVE, SIMSBURY, CT 06070

PLANTING LEGEND				
	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
PAL	2	AUSTINIA PINE	PHINUS NIPPA	5' - 6'
PAL	4	BRADFORD PEAR	PHINUS GALLERIANA	6' - 8'
P.S.F.	2	COLLIMANAR WHITE PINE	PHINUS STIRATUS PASTIGATA	5' - 6'
C.B.	105	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMER	12' - 20'
E.A.C.	14	DWARF WINGED EUCALYPTUS	EUCALYPTUS ALAUCUS COMPACTUS	18" - 24"
J.C.	9	DWARF YEW	TAUS CUSPIDATA DENSIFORMIS	18" - 24"
J.P.	14	DWARF FETTER JAMPER	JAMPERUS CHENSIS PHILIZIANA COMPACTA	18" - 24"
C.K.	4	KOUSA BUSH	CORINUS KOUSA	6' - 8'
R.O.	9	OLGA MEZITT RHODODENDRON	RHODODENDRON OLGA MEZITT	10' - 18"
A.C.	11	RED MAPLE - OCTOBER GLORY	ASER RUBRUM	2 1/2' CAL.
P.S.	9	WHITE PINE	PHINUS STIRATUS	5' - 6'
C.V.	3	WINTER KING HAWTHORN	CHAIKAGUS WINES "WINTER KING"	6' - 8'
R.Y.	18	YAKUSAMIAN RHODODENDRON	RHODODENDRON YAKUSAMIAN "PRINCESS WHITE"	10' - 18"
F.X.	18	L'WIGOLD GOLD FURSTHIA	FURSTHIA X INTERMEDIA "L'WIGOLD GALT"	SEEDLINGS
C.V.	10	HIGHBUSH BLUEBERRY	VACCINIUM CORNUTOSUM	SEEDLINGS



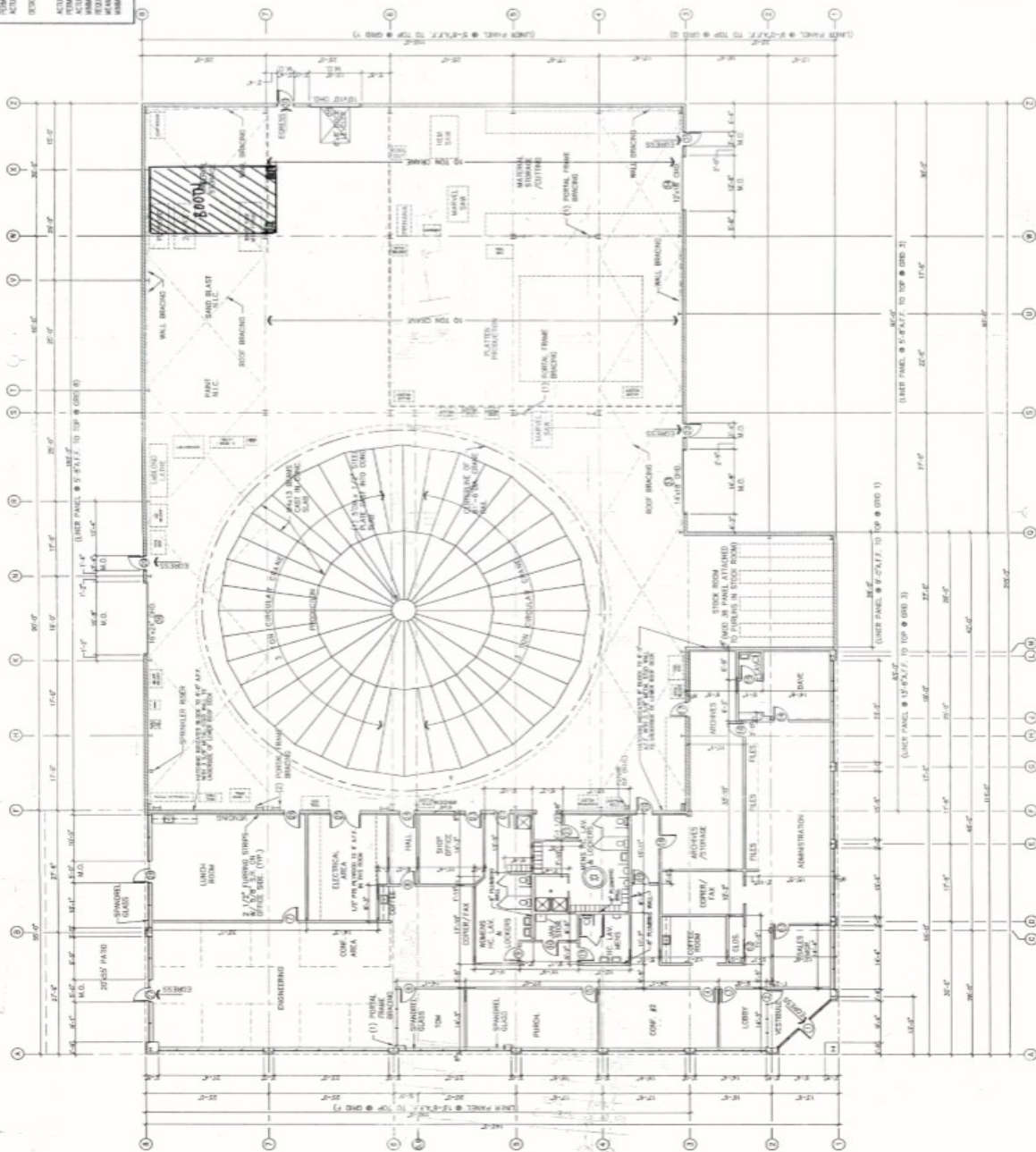
12/22/2020
STEWART, Bill Top
LARRY ZWILLER

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PHOTO: THE MACDON CORPORATION
LOT #7, WILKESBORO RD., CORNWALL, CT
DRAWN BY: JLM
DATE: 2/8/95
SCALE: 1/32"=1'-0"
200 EAST MAIN STREET
WILKESBORO, CT 06095
303-483-7913

SHEET NO. A-1



FLOOR PLAN

IT IS UNDERSTOOD THAT THE "ENGINEER OF RECORD" HAS NOT BEEN RETAINED FOR REVIEW OF THE IMPLEMENTATION OF THE DESIGN AND REVIEWS, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY A SEPARATE

Unccst.dwg 2-8-99 10:30:32 am EST

