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850 Straits Turnpike, Suite 204
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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

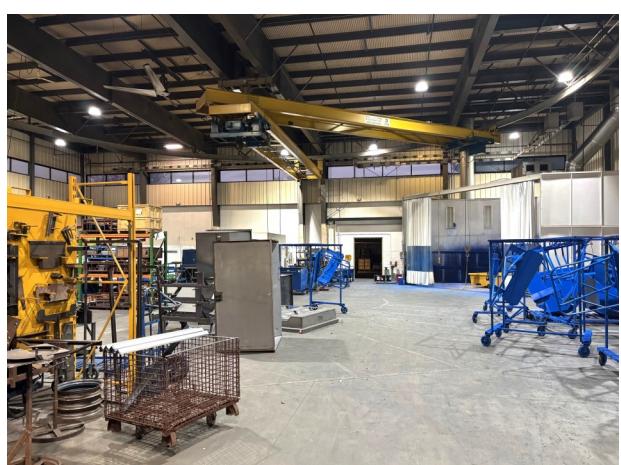
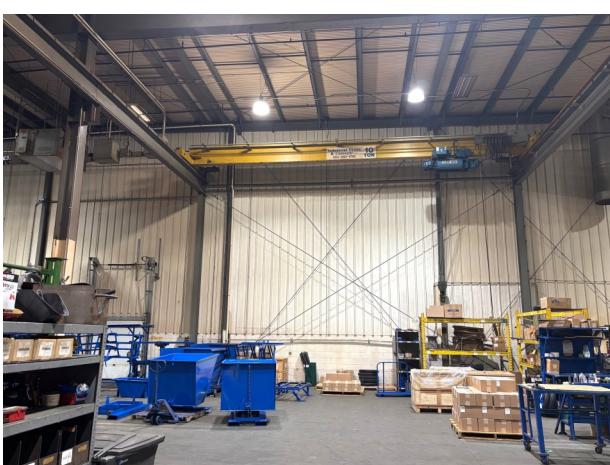
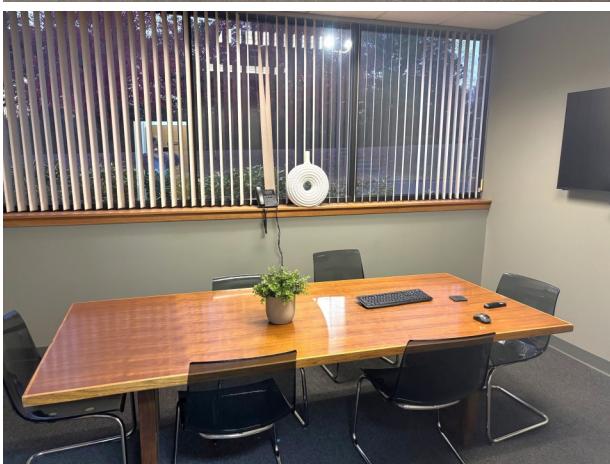
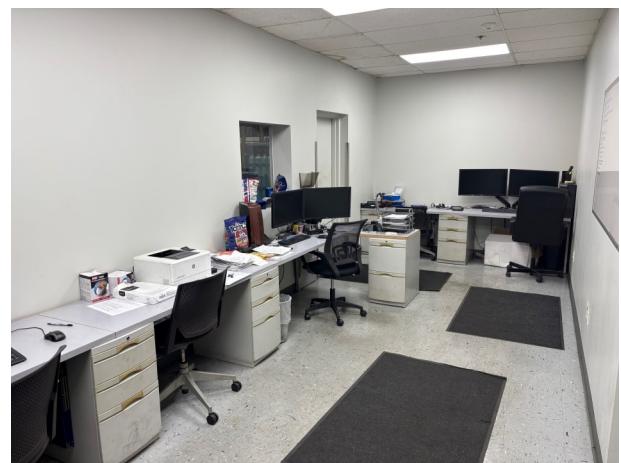
Offered at: \$3,395,000.00

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	



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.

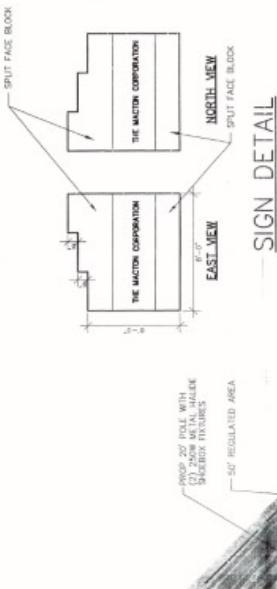


SITE PLAN

LANDSCAPE DESIGN BY:
JAMES A. BLOCK, LANDSCAPE ARCHITECT
14 LAUREL DRIVE, SWANSEA, CT 06070

PLANTING LEGEND		
KEY	CORPORATE NAME	SPECIES NAME
P.N.	2	AUSTRIAN PINE
P.C.	4	BRAZILIAN PINE
P.F.	2	COLUMNAR WHITE PINE
C.D.	15	CORAL BEAUTY COTONEASTER
E.A.C.	14	DAWNEE WINGED EUNOMIA
T.C.	5	DAWPF YEW
J.P.	14	DAWPF PITTIER JUNIPER
O.K.	4	KOUSA DOGWOOD
R.O.	9	OLIVE MEZETT RHODODENDRON
A.R.	11	RED MAPLE - OCTOBER GLORY
P.S.	9	WHITE PINE
C.V.	5	WHITE KING HAWTHORN
R.Y.	18	YAKAQUARIUM RHODODENDRON
F.L.	18	LINWOOD GOLD OSTEOPHYTE
V.C.	10	HOBBSH BILBERRY

KEY	CORPORATE NAME	SPECIES NAME	SIZE
P.N.	2	PIVIS NERA	5' - 6'
P.C.	4	PIVIS GALLIVANA	6' - 8'
P.F.	2	PIVIS STROBUS FASTIGIATA	5' - 6'
C.D.	15	PIVIS-ESTER DAMMER	12' - 15'
E.A.C.	14	PIVIS-ESTER EUNOMIA	18' - 24'
T.C.	5	PIVIS-DISPONIA PERSIMMON	16' - 24'
J.P.	14	PIVIFERUS ORNITHOPHYLLA COMPACTA	18' - 24'
O.K.	4	PIVUS NODOSA	6' - 8'
R.O.	9	PIVUS MEZETT RHODODENDRON	15' - 18'
A.R.	11	PIVUS ALBIFLORUM	2' - 2' CAL.
P.S.	9	PIVUS STROBUS	5' - 6'
C.V.	5	PIVUS AEGIUS VERSUS "WINTER KING"	6' - 8'
R.Y.	18	PIVODONIUM YAKUHANIN PRINCESS WHITE	15' - 18'
F.L.	18	PIVODONIUM YAKUHANIN "YAKWOOD GOLD"	SEEDBEDS
V.C.	10	PIVODONIUM CORTINARIUM	SEEDBEDS



SIGN DETAIL

