

FOR SALE



**66 Prokop Rd
Oxford, CT 06478**

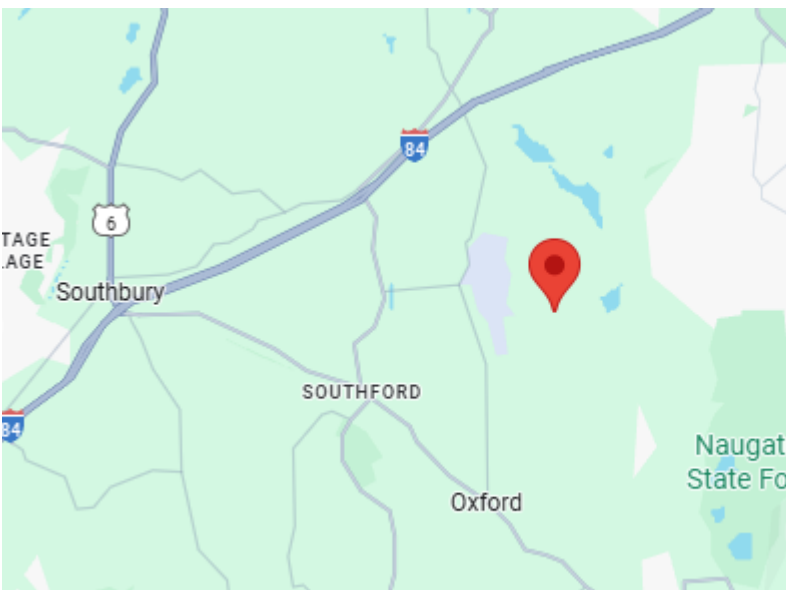
**9,200 +/- S/F Facility on 8.7 Acres
Newer Building Suitable for Many Uses with
Large Graveled Yard Area
Heavy Power, Good Loading & Up to 23' Height
Great Location Minutes to I-84
Offered at \$2,000,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS	66 Prokop Rd
CITY, STATE	Oxford, CT 06478

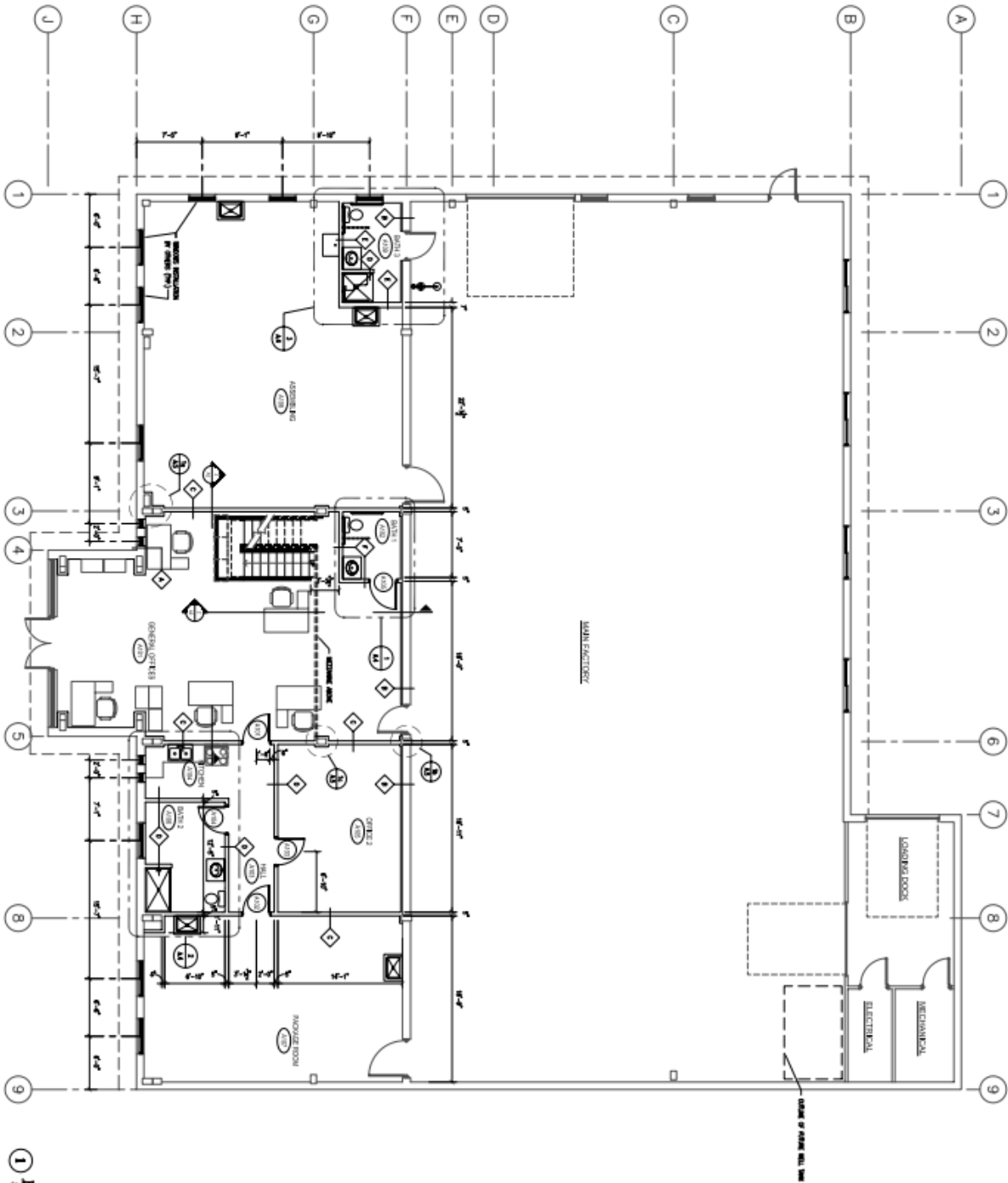
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,200 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	9,200 +/-	Type of Heat	Propane
Avail Mezzanine	225 +/-	OTHER	
Avail Office	1,000 +/-	Acres	8.7 +/-
Avail Docks	1	Zoning	Industrial
Avail Overhead Doors	1	Parking	25
Ext. Construction	Steel	Interstate / Distance To...	2mi to I-84
Ceiling Height	12' - 23'	State Route / Distance To...	5 mi to RT 8
Roof	Steel	TAXES	
Date Built	2011	Assessed	\$595,910.00
UTILITIES		Appraised	\$851,300.00
Sewer	Yes	Mill Rate	19.69
Water	Well	Taxes	\$11,733.47
Gas	No	TERMS	
Electric	Eversource	Sale	\$2,000,000.00
	1,600 amps, 120/208v, 3Phase		



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.







1 FLOOR PLAN
3/16/10

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED	3/16/10	AS	AS
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FLOOR PLAN

Project Name / Location
CAST GLOBAL
 66 PROKOP ROAD
 WOODRUFF INDUSTRIAL PARK
 OXFORD, CONNECTICUT 06478



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