

SALE / LEASE

325 RIGGS STREET

325 Riggs St Oxford, CT 06478



PROPERTY DESCRIPTION

Flexible industrial building offering 7,928 sq. ft. of adaptable space for sale or lease, situated on 3.32 acres in Oxford, Connecticut. Built in 2006, the property is just minutes from Oxford Airport and provides an excellent location for manufacturers, distributors, or businesses seeking a strategic base with room for expansion. With a versatile layout and convenient access to major transportation routes, this property delivers the ideal combination of functionality, accessibility, and growth potential.

PROPERTY HIGHLIGHTS

- 7,928 SF Industrial Building
- Flexible space for manufacturing or distribution
- Constructed in 2006
- Zoned for industrial use
- Convenient to Oxford Airport and Interstate 84

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lease Rate:	\$9.50 SF/yr (NNN)
Number of Units:	1
Available SF:	7,928 SF
Lot Size:	3.32 Acres
Building Size:	7,928 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	484	4,447	24,153
Total Population	1,205	11,396	61,366
Average HH Income	\$167,923	\$154,958	\$137,316

Joe Wrinn, SIOR
(203) 417-4888

Brandon Manka
(203) 383-9908



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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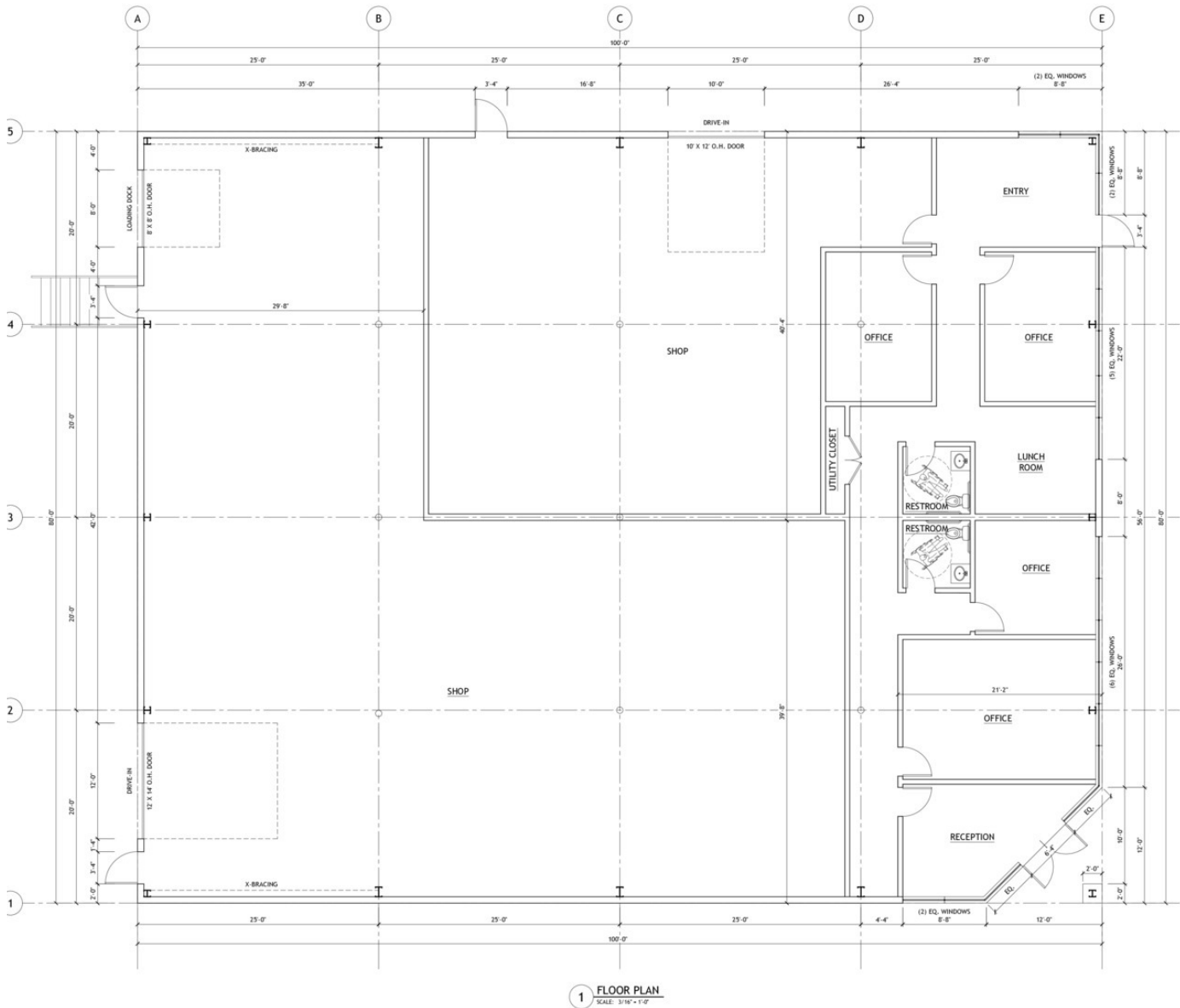
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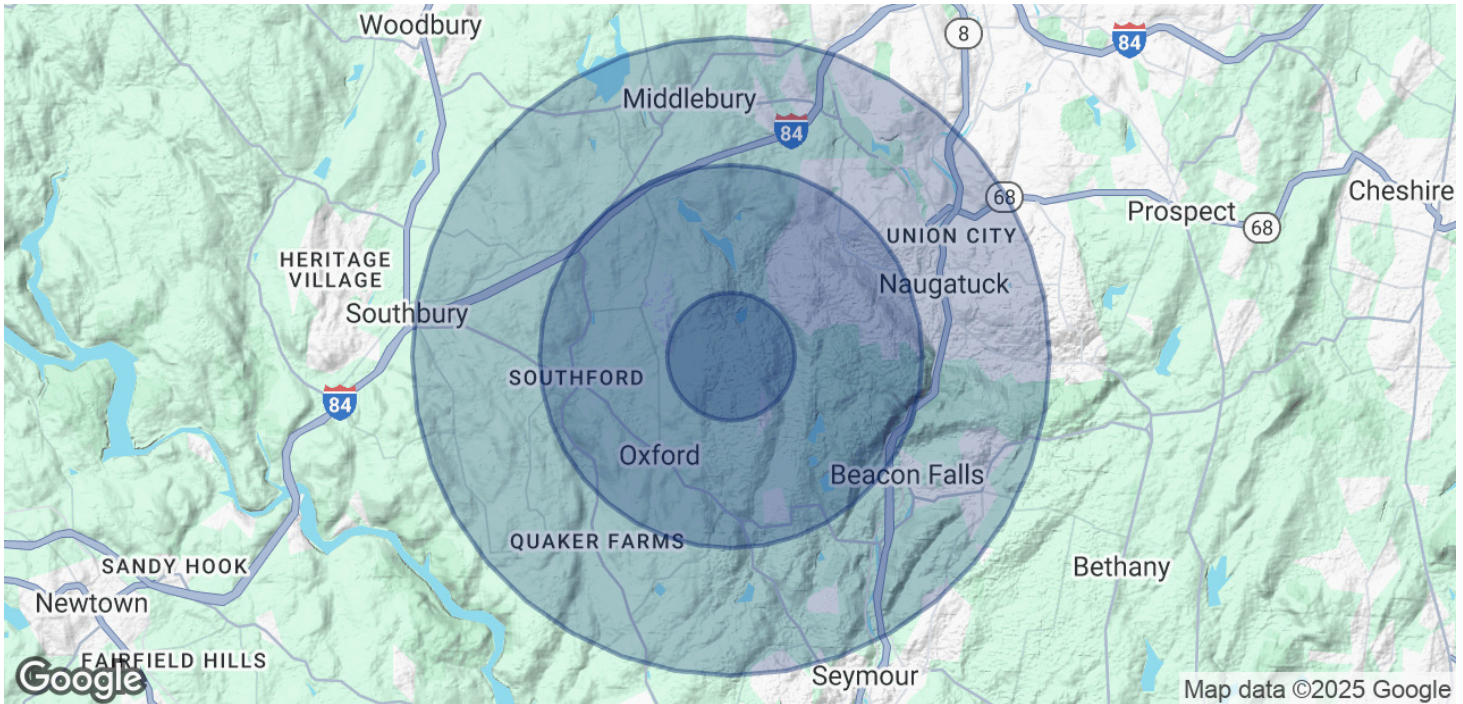
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,205	11,396	61,366
Average Age	50	44	43
Average Age (Male)	49	43	42
Average Age (Female)	51	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	484	4,447	24,153
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$167,923	\$154,958	\$137,316
Average House Value	\$541,616	\$450,022	\$367,210

Demographics data derived from AlphaMap

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