

FOR SALE



*10 East Commerce Drive, Lot 2
Oxford, CT 06478*

5 Acres Industrial Zoned Land (3.26 Dry)

- Great Business Park Location in High Growth Business Friendly Community
- All municipal utilities available
- Very Good Highway Access to I-84 and Route 8
- Airport Enterprise Zone Offers Potential for Significant Tax Incentives

Offered at \$595,000.00

OPEN SPACE

PARKING CALCULATIONS - LOT 2

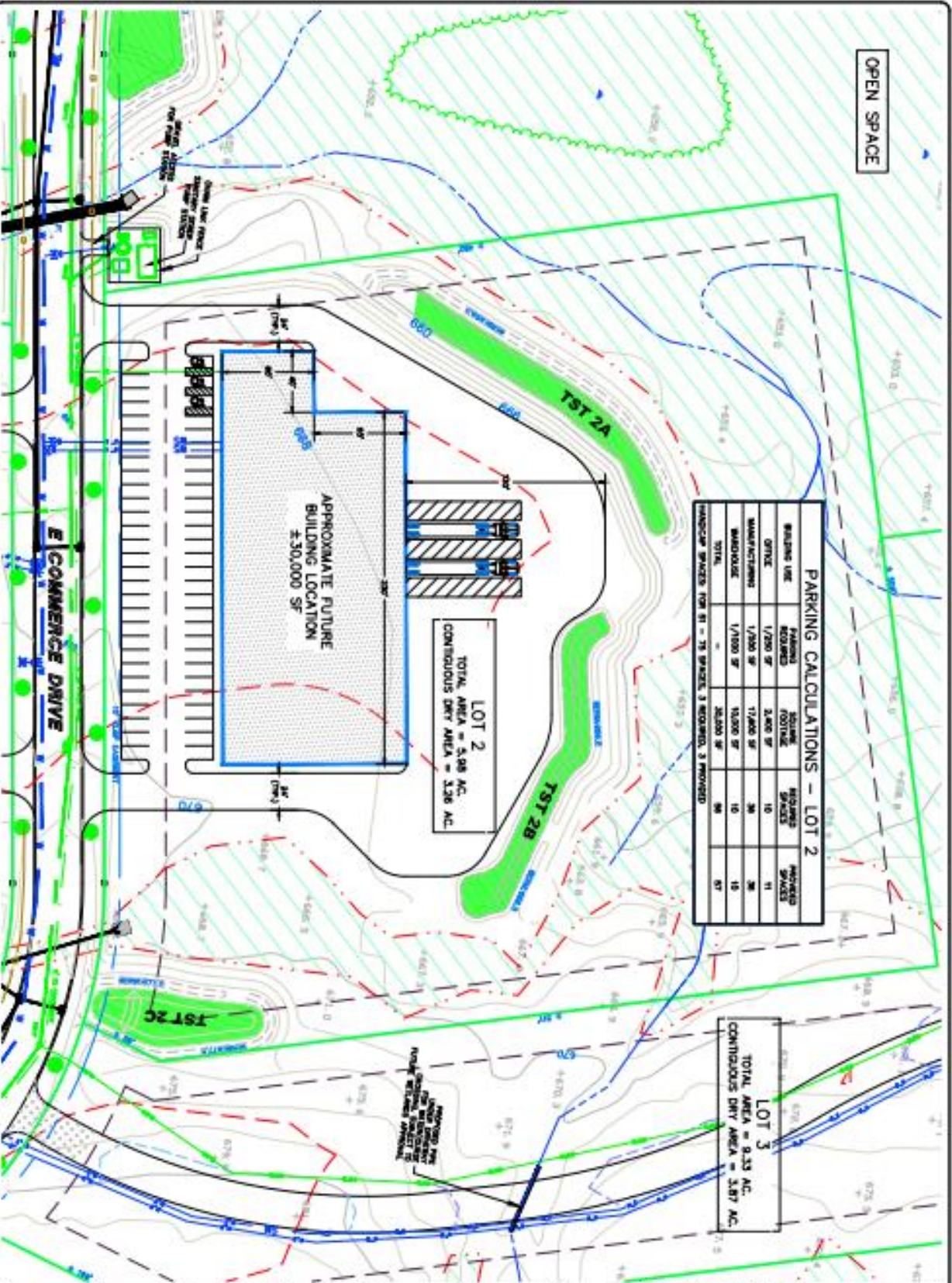
BUILDING USE	STANDING ROOMS	STANDING ROOMS	STANDING ROOMS	STANDING ROOMS
OFFICE	1/200 SF	2,400 SF	10	11
MANUFACTURING	1/200 SF	17,600 SF	26	26
MANUFACTURE	1/1000 SF	10,000 SF	10	10
TOTAL		20,000 SF	46	47

MANUFACTURE FOR 81 - 75 SPACES, 3 REQUIRED, 3 PROVIDED

LOT 2
TOTAL AREA = 5.88 AC.
CONTIGUOUS DRY AREA = 3.28 AC.

LOT 3
TOTAL AREA = 8.33 AC.
CONTIGUOUS DRY AREA = 3.87 AC.

NO NEW CONSTRUCTION ALLOWED
ON THIS LOT
EXCEPT FOR
REPAIRS TO EXISTING
BUILDINGS



TOWN OF OXFORD

CONCEPTUAL SITE PLAN

LOT 2

NOT TO BE USED FOR CONSTRUCTION

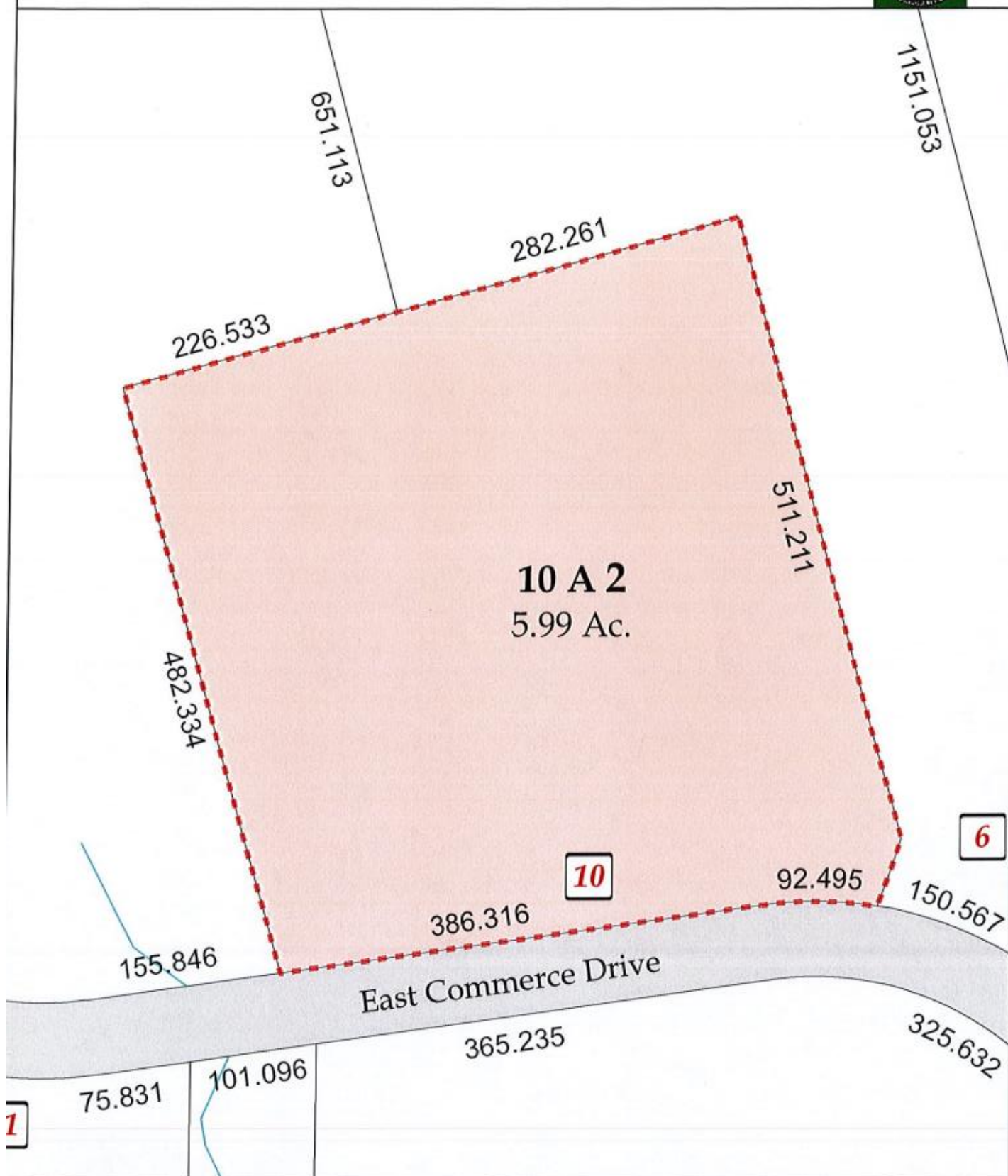


LOT 2

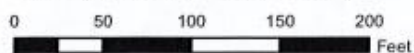
Town of Oxford, Connecticut - Assessment Parcel Map

Parcel: 24-22-10-A-2

Location: 10 EAST COMMERCE DR



Approximate Scale: 1 inch = 100 feet



Map Produced: April 2024

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Oxford and its mapping contractors assume no legal responsibility for the information contained herein.

