

**FOR LEASE // WAREHOUSE SPACE, OXFORD, CT**

91 Willenbrock Rd, Suite B-3, Oxford, CT



**PROPERTY DESCRIPTION**

Excellent warehouse space featuring 18-foot ceilings, drive-in doors, full air conditioning, and dedicated office space. Ideal for a landscaper, vehicle storage/work, contractor, or a wide range of industrial uses.

**PROPERTY HIGHLIGHTS**

- Ceiling Height: 18 ft clear
- Loading: Drive-in door – 14 ft high
- HVAC: Natural gas heat and full air conditioning
- Lighting: Energy-efficient LED lighting
- Warehouse Space: 2,784 SF
- Office Space: 800 SF

**OFFERING SUMMARY**

Lease Rate:	\$3,500 SF/yr (NNN)
Available SF:	+/- 3,584 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	71	355
Total Population	42	179	933
Average HH Income	\$130,060	\$132,981	\$149,264



**TOMMY CONSALVO**

Broker  
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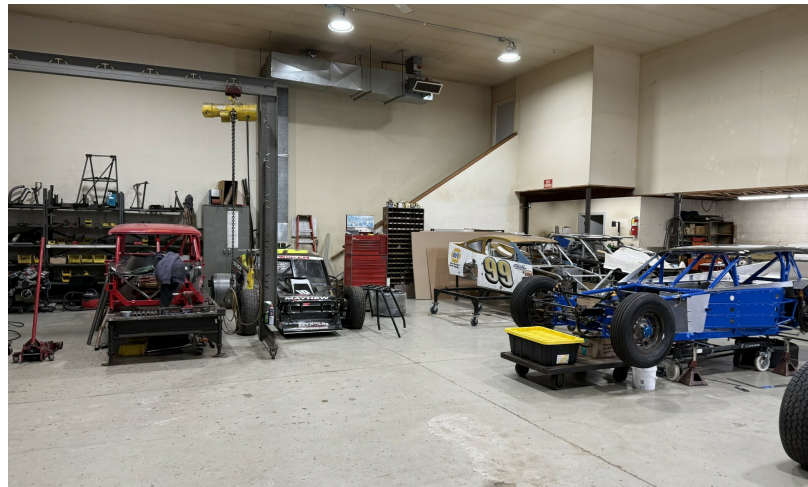
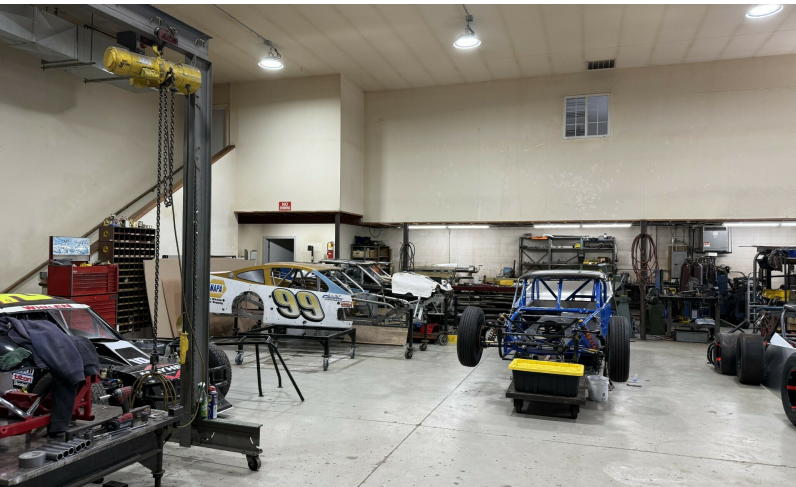
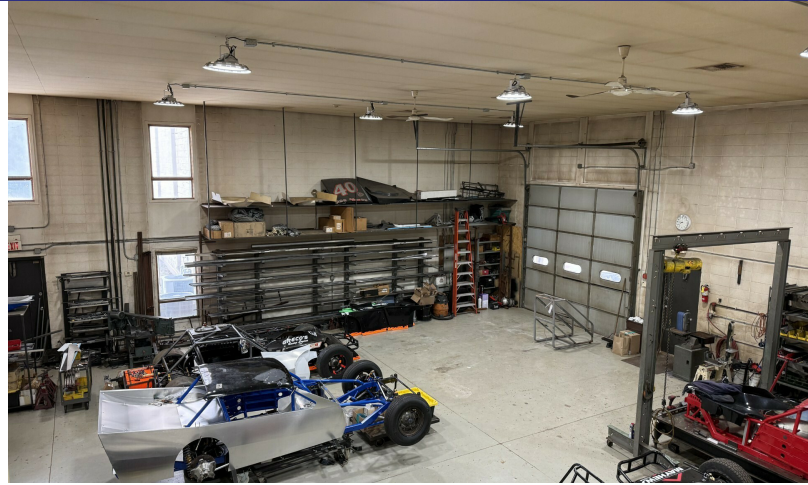
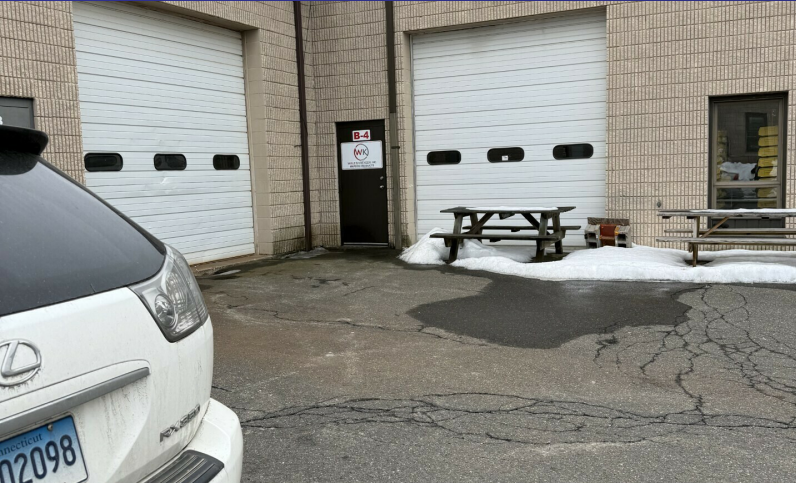


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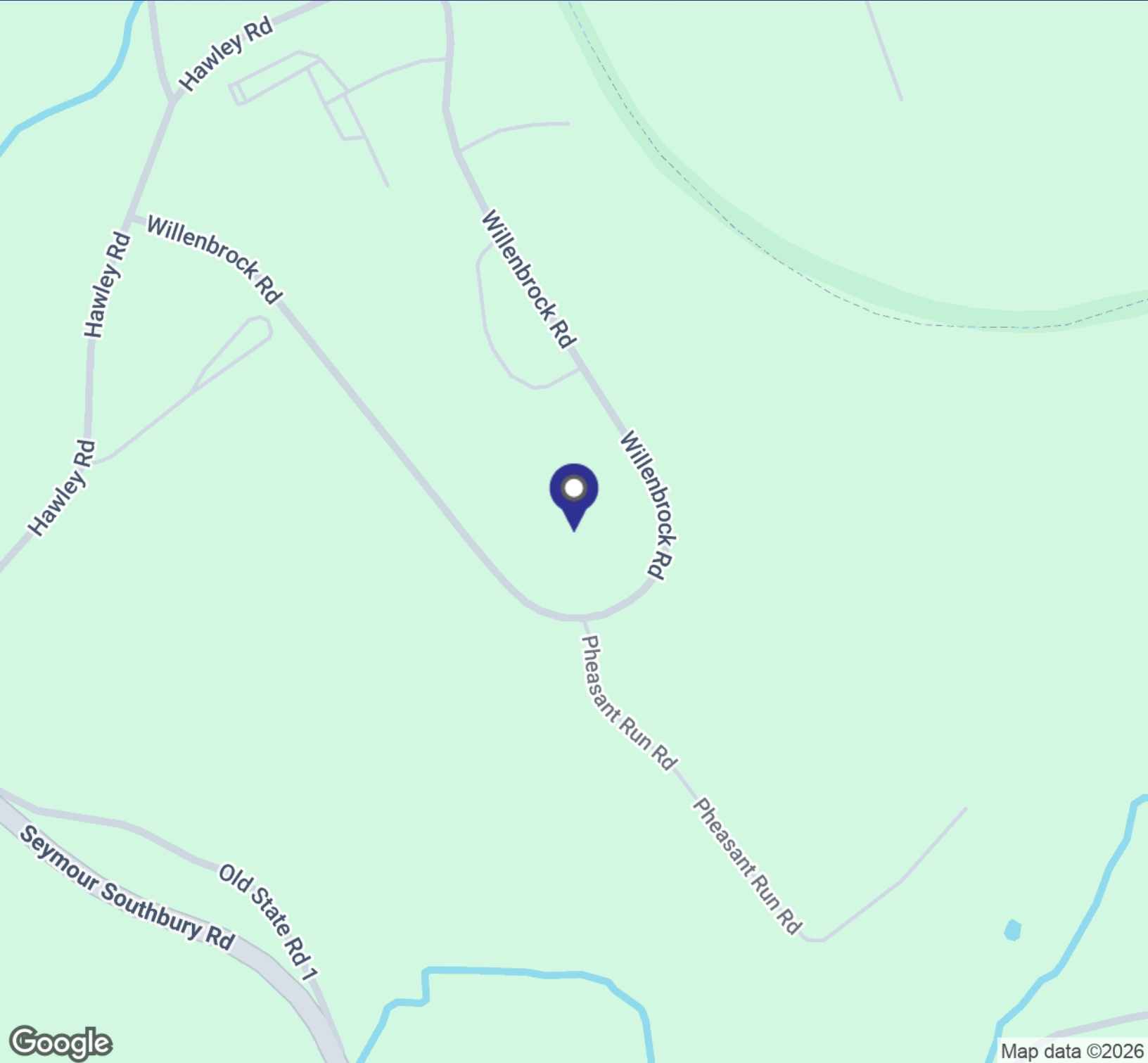


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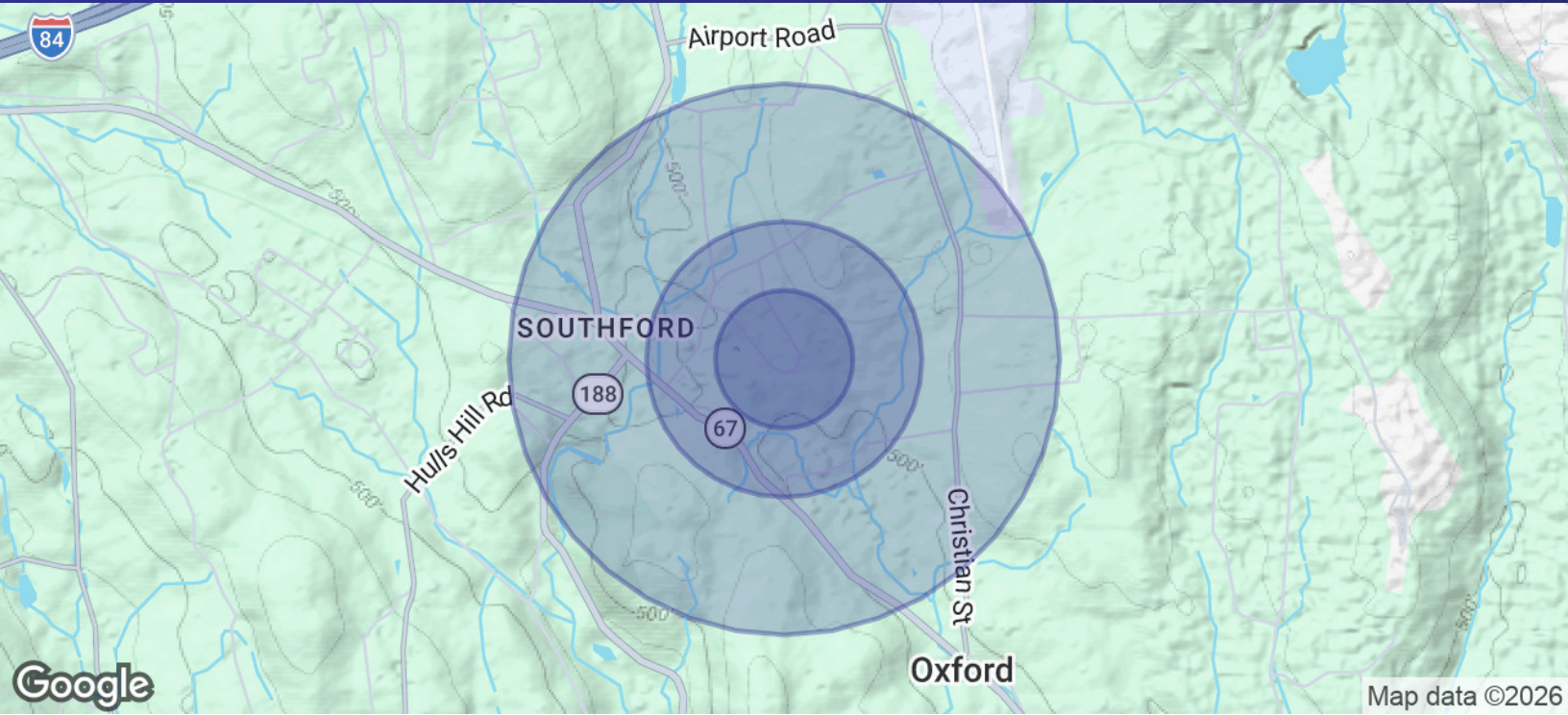


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	42	179	933
Average Age	41.4	43.5	44.6
Average Age (Male)	37.6	40.2	42.8
Average Age (Female)	50.9	51.5	49.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	71	355
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$130,060	\$132,981	\$149,264
Average House Value	\$402,375	\$410,938	\$417,315

2023 American Community Survey (ACS)



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