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FOR LEASE



***6 Fox Hollow Road
Oxford, CT 06478***

**New High Bay (21') Industrial Facility
15,000 S/F Available (May Divide)
New Section Now Under Construction
Great Oxford Location
Ideal for Warehousing or Manufacturing
All Municipal Utilities, 2 Docks, and a Drive - In Door
Offered at: \$11.00 NNN**



PROPERTY DATA FORM

PROPERTY ADDRESS		6 Fox Hollow Road	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	45,000	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	Wet
Avail S/F	15,000	Type of Heat	Gas
Ext. Construction	Steel	OTHER	
Ceiling Height	21'	Acres	5.1
Roof	Steel	Zoning	Industrial
Office Space`	500 +/-	Parking	+/- 60
Drive-in	1	State Route / Distance to	4 mi to I-84 6 mi to Route 8
Docks	2	TAXES	
Date Built	2022-2024	Assessment	
UTILITIES		Appraisal	
Sewer	Yes	Mill Rate	
Water	Yes	Taxes	TBD
Gas	Yes	TERMS	
Electrical	400 Amp 120/108 3 Phase	Asking	\$11.00 PSF NNN



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.



Existing Building Photos
New Space Will Duplicate Existing



ZONING DATA - INDUSTRIAL DISTRICT

USE	MINIMUM	MINIMUM	MINIMUM
	LOT AREA	STORY AREA	STORY AREA
OFFICE	15,000	25,000	100,000
WAREHOUSE	15,000	50,000	100,000
MANUFACTURING	15,000	50,000	100,000
TRUCK	15,000	50,000	100,000
STORAGE	15,000	50,000	100,000
RESEARCH	15,000	50,000	100,000
LABORATORY	15,000	50,000	100,000
ENGINEERING	15,000	50,000	100,000
TELECOMMUNICATIONS	15,000	50,000	100,000
INDUSTRIAL	15,000	50,000	100,000

PARKING CALCULATIONS

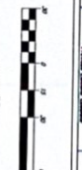
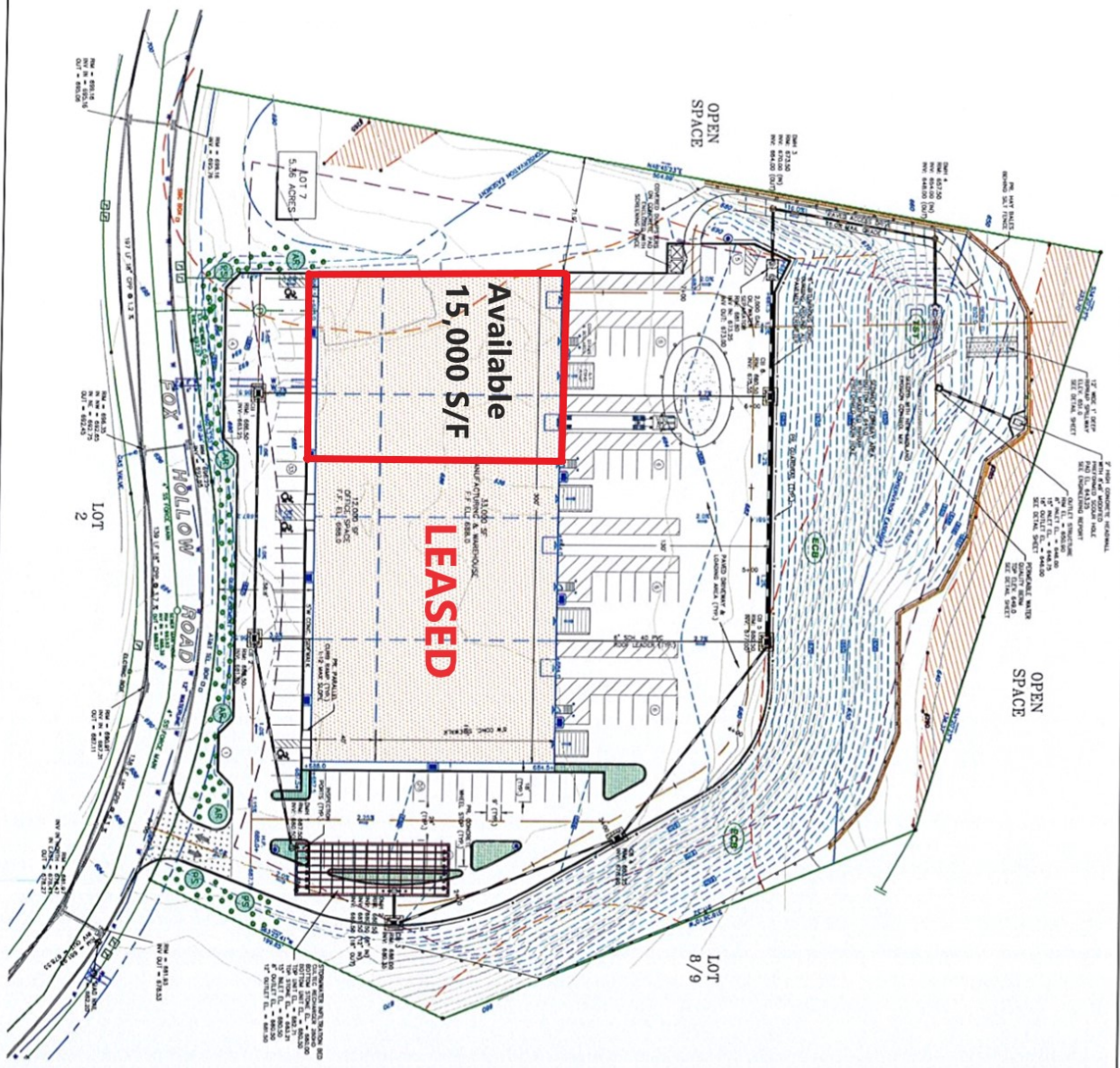
LANDING	LANDING	LANDING	LANDING
TYPE	AREA	AREA	AREA
OFFICE	15,000	15,000	15,000
WAREHOUSE	15,000	15,000	15,000
MANUFACTURING	15,000	15,000	15,000
TRUCK	15,000	15,000	15,000
STORAGE	15,000	15,000	15,000
RESEARCH	15,000	15,000	15,000
LABORATORY	15,000	15,000	15,000
ENGINEERING	15,000	15,000	15,000
TELECOMMUNICATIONS	15,000	15,000	15,000
INDUSTRIAL	15,000	15,000	15,000

PLANT LIST

LANDSCAPE PLANT LIST	COMMON NAME	QUANTITY	SIZE	NOTES
1	DOGWOOD	4	6"	1" DIA.
2	DOGWOOD	4	6"	1" DIA.
3	DOGWOOD	4	6"	1" DIA.
4	DOGWOOD	4	6"	1" DIA.
5	DOGWOOD	4	6"	1" DIA.
6	DOGWOOD	4	6"	1" DIA.
7	DOGWOOD	4	6"	1" DIA.
8	DOGWOOD	4	6"	1" DIA.
9	DOGWOOD	4	6"	1" DIA.
10	DOGWOOD	4	6"	1" DIA.

LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLAND LINE
- WETLAND ISOLATED AREA
- WETLAND FLAG
- EXISTING 12" WATER MAIN
- EXISTING 18" WATER MAIN
- EXISTING 24" WATER MAIN
- EXISTING 30" WATER MAIN
- EXISTING 36" WATER MAIN
- EXISTING 42" WATER MAIN
- EXISTING 48" WATER MAIN
- EXISTING 54" WATER MAIN
- EXISTING 60" WATER MAIN
- EXISTING 66" WATER MAIN
- EXISTING 72" WATER MAIN
- EXISTING 78" WATER MAIN
- EXISTING 84" WATER MAIN
- EXISTING 90" WATER MAIN
- EXISTING 96" WATER MAIN
- EXISTING 102" WATER MAIN
- EXISTING 108" WATER MAIN
- EXISTING 114" WATER MAIN
- EXISTING 120" WATER MAIN
- EXISTING 126" WATER MAIN
- EXISTING 132" WATER MAIN
- EXISTING 138" WATER MAIN
- EXISTING 144" WATER MAIN
- EXISTING 150" WATER MAIN
- EXISTING 156" WATER MAIN
- EXISTING 162" WATER MAIN
- EXISTING 168" WATER MAIN
- EXISTING 174" WATER MAIN
- EXISTING 180" WATER MAIN
- EXISTING 186" WATER MAIN
- EXISTING 192" WATER MAIN
- EXISTING 198" WATER MAIN
- EXISTING 204" WATER MAIN
- EXISTING 210" WATER MAIN
- EXISTING 216" WATER MAIN
- EXISTING 222" WATER MAIN
- EXISTING 228" WATER MAIN
- EXISTING 234" WATER MAIN
- EXISTING 240" WATER MAIN
- EXISTING 246" WATER MAIN
- EXISTING 252" WATER MAIN
- EXISTING 258" WATER MAIN
- EXISTING 264" WATER MAIN
- EXISTING 270" WATER MAIN
- EXISTING 276" WATER MAIN
- EXISTING 282" WATER MAIN
- EXISTING 288" WATER MAIN
- EXISTING 294" WATER MAIN
- EXISTING 300" WATER MAIN



589 INVESTMENTS LLC
 29-1 HIGHLAND ROAD
 OXFORD, CT 06478

SERVPRO
 232 AMITY ROAD
 WOODBRIDGE, CT 06525

**SITE PLAN, GRADING PLAN
 & EROSION CONTROL PLAN**

LOT 7
 FOX HOLLOW INDUSTRIAL PARK

C1.1