

FOR SALE / LEASE

**97 WILLENBROCK ROAD
OXFORD, CT 06478**



19,000 S/F Industrial Buildings

Bldg A = 11,000 S/F Bldg B = 8,000 S/F

- **Professional setting / quality construction**
- **Bldg A has 11,000 S/F available for Owner/User**
- **Ideal for manufacturing, warehousing uses**
- **Bldg B Long term Tenant occupied - NNN lease**
- **Airport Enterprise Zone**
- **Close access to I-84**

Sale Price: \$1,695,000.00

Lease Rate: \$8.95 PSF Gross / Base plus on Taxes

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B, Middlebury, CT 06762

Phone: 203-753-5800 Fax: 203-574-3874

Web site: www.matthewscommercial.com

CONTACT: NICK LONGO

Email: neegall@aol.com



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 Matthews Commercial Properties, LLC or its associates as to the accuracy of the information submitted herein.

97 WILLENBROCK ROAD

OXFORD, CT 06478

Bldg A

Total square feet	11,000
Number of floors	2
Available square feet	11,000
Office space	4,000 sf / 2,000 1st fl 2,000 sf 2nd fl
Warehouse space	7,000 sf
Column space	Warehouse clear span
Available overhead doors	4 14'x12' / 1 16' x 14'
Exterior construction	Concrete/steel/masonry
Interior construction	Drywall
Ceiling height	9' office / 22' warehouse
Roof	Shingle/seamless metal
Date built	2008
City water/sewer	Yes
Gas	Yes
Electrical Amps/Volts/Phase	400 / 120 & 208 / 3 phase
Air conditioning	Office / CAIR
Sprinkler system	No - dedicated hydrant on premises
Type of heat	Gas
Fire & theft alarm system	Yes
Total acres	2.96
Zoning	Industrial
Parking	Ample
Interstate / distance to	I-84 / 3 miles
State route / distance to	Route 8 / Exit 22 / 4 miles
Assessment	\$848,902.00
Tax mill rate	24.96
Taxes	\$21,188.60

Newer industrial building ideal for a wide variety of uses.

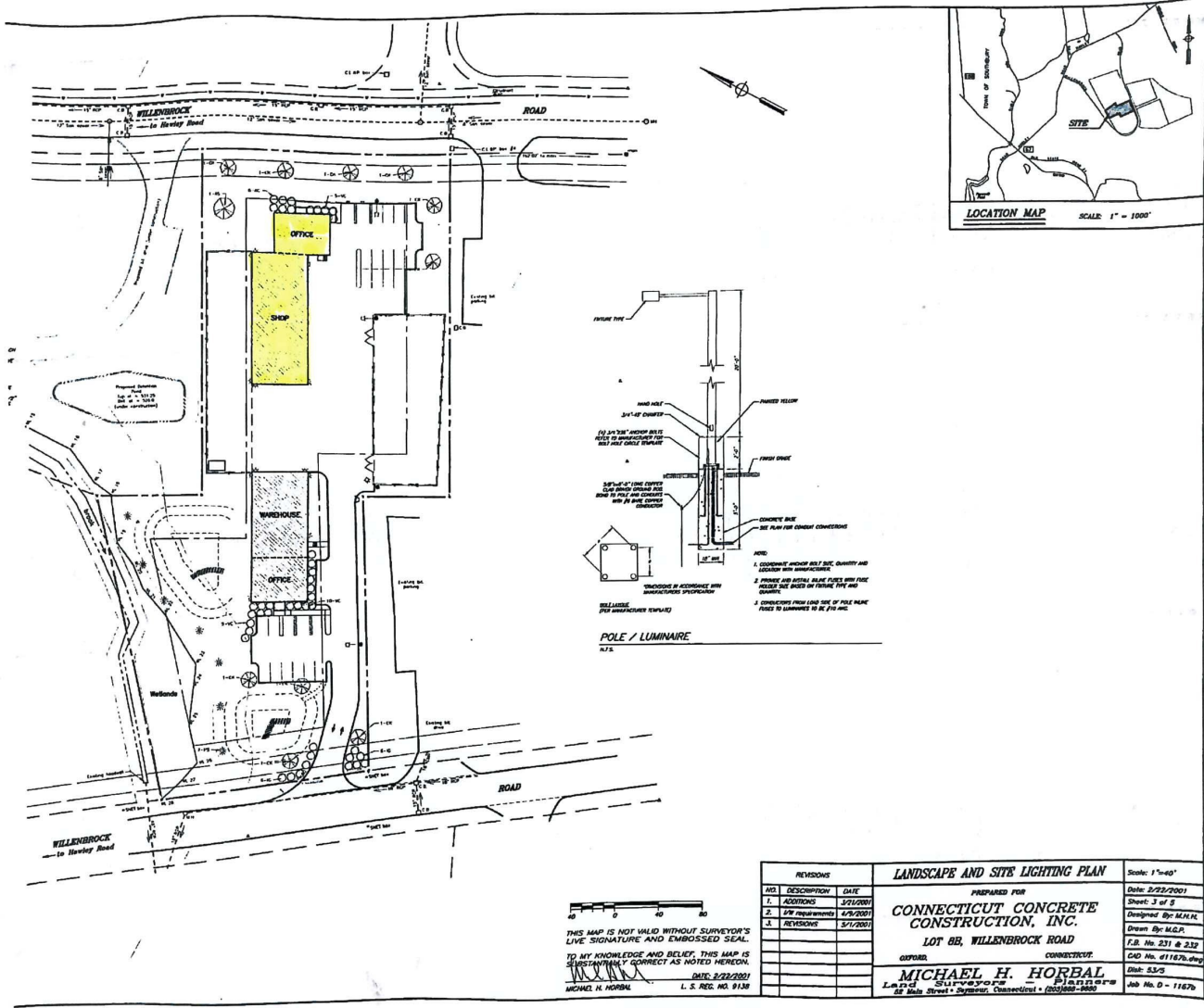
Finished office and warehouse space.

Professional setting with close access to I-84 and Route 8

Low tax mill rate at 24.96

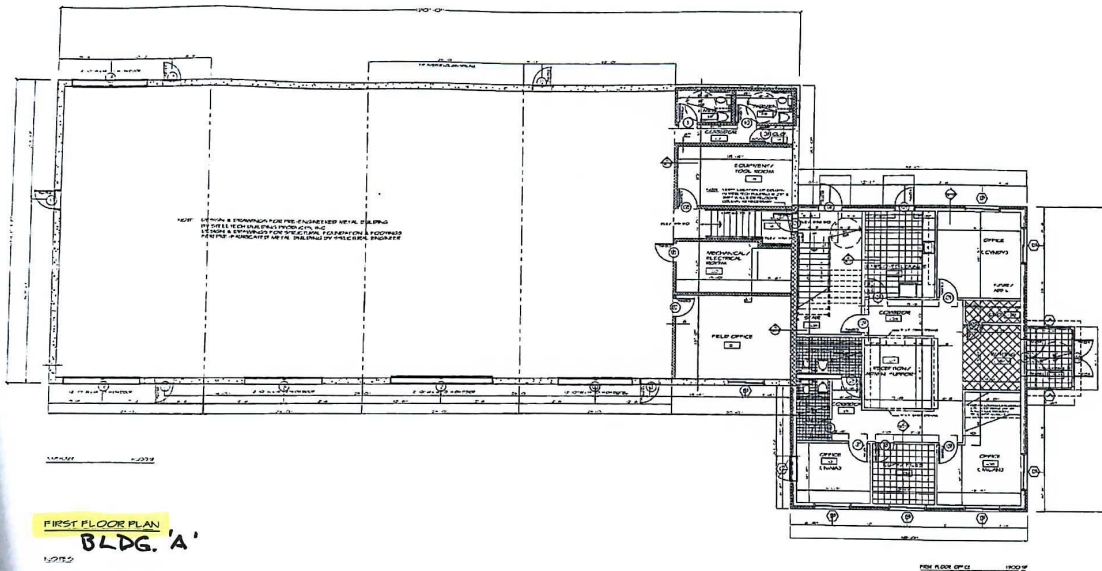
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BLDG. 'A'



THIS MAP IS NOT VALID WITHOUT SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL.
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 MICHAEL H. HORBAL DATE: 2/22/2001 I. S. REG. NO. 9138

REVISIONS			LANDSCAPE AND SITE LIGHTING PLAN		Scale: 1"=60'
NO.	DESCRIPTION	DATE	PREPARED FOR		Date: 2/22/2001
1.	ADDENDUM	2/21/2001	CONNECTICUT CONCRETE CONSTRUCTION, INC. LOT 8B, WILLENBROCK ROAD Glastonbury, CONNECTICUT		Sheet: 3 of 3
2.	SW requirements	2/9/2001			Designed By: M.A.H.
3.	REVISIONS	2/1/2001			Drawn By: M.A.H.
					P.L. No. 231 & 232
					CAD No. 011676.dwg
					Date: 5/3/05
					Job No. D - 11676



FIRST FLOOR PLAN
BLDG. 'A'

NOTES:
 MECHANICAL, ELECTRICAL AND PLUMBING DESIGN & DRAWINGS BY OTHERS
 DESIGN & DRAWINGS FOR PRE-ENGINEERED METAL BUILDING BY OTHERS
 CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD
 FINISH, FINISHES & COLOR SELECTIONS BY OWNER
 VERIFY & COORDINATE SITE AND BUILDING ELEVATIONS W/ SITE CONTRACTORS AND OWNER
 SEE SITE PLAN FOR LOCATION & SIZE OF RETAINING WALL BETWEEN OFFICE & WAREHOUSE

FIRST FLOOR OFFICE 1/8" = 1'-0"

Drawing Title
FIRST FLOOR PLAN



AXONS ENTERPRISES, INC.
 300 N. BRIDGE ST.
 WASHINGTON, CT 06098

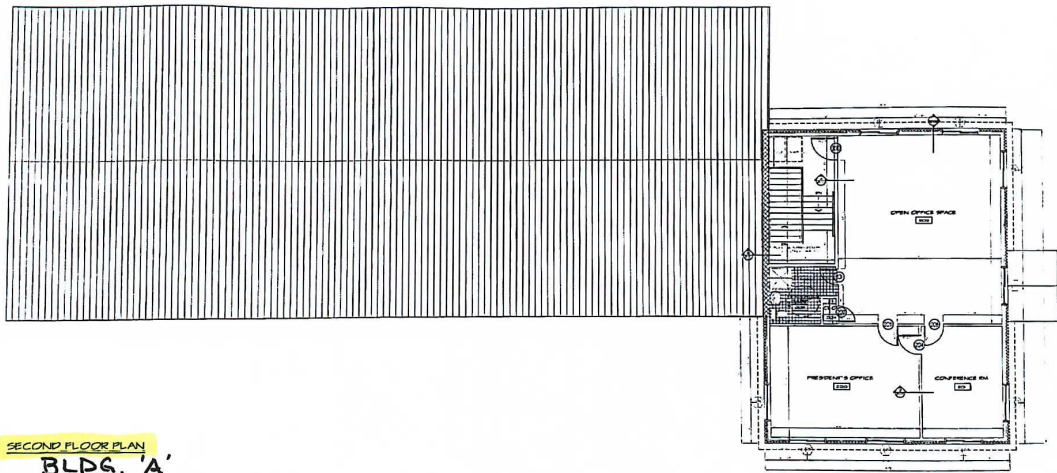
Proj. No. 01-1049
 Owner: NEW OFFICE BUILDING
 Architect: AXONS ENTERPRISES, INC.
 Date: 10/14/18

Project:
NEW OFFICE BUILDING
 ONE ONE INVESTMENTS, LLC
 LOT 685 WELLENBROOK ROAD
 GRAFTON, CT 06031

Proj. No. **01-1049**
 Drawing No.

A-3

RECEIVED
 SEP 11 2018
 Oxford Engineering, Ltd.



SECOND FLOOR PLAN
BLDG. 'A'

NOTES:

MECHANICAL, ELECTRICAL AND PLUMBING DESIGN & DRAWINGS BY OTHERS
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 SEE SITE PLAN FOR LOCATION & SIZE OF RETAINING WALL BETWEEN OFFICE & WAREHOUSE

SCALE: 1/8" = 1'-0"

Drawing Title
SECOND FLOOR PLAN



AXONS ENTERPRISES, INC.
 208 WILMINGTON RD
 WILMINGTON, CT 06097

Project No. 10-10-10
 Drawing No. 10-10-10-01
 Date: 10/10/10
 Scale: 1/8" = 1'-0"

PROJECT
 NEW OFFICE BUILDING
 OXFORD INVESTORS, LLC
 LOT 60A WILLENBROCK ROAD
 OXFORD, CT 06045

Project No. 10-10-10
 Drawing No. 10-10-10-01

RECEIVED
 10/10/10
 Axons Enterprises, Inc.

Drawing No.
A-4

97 WILLENBROCK ROAD

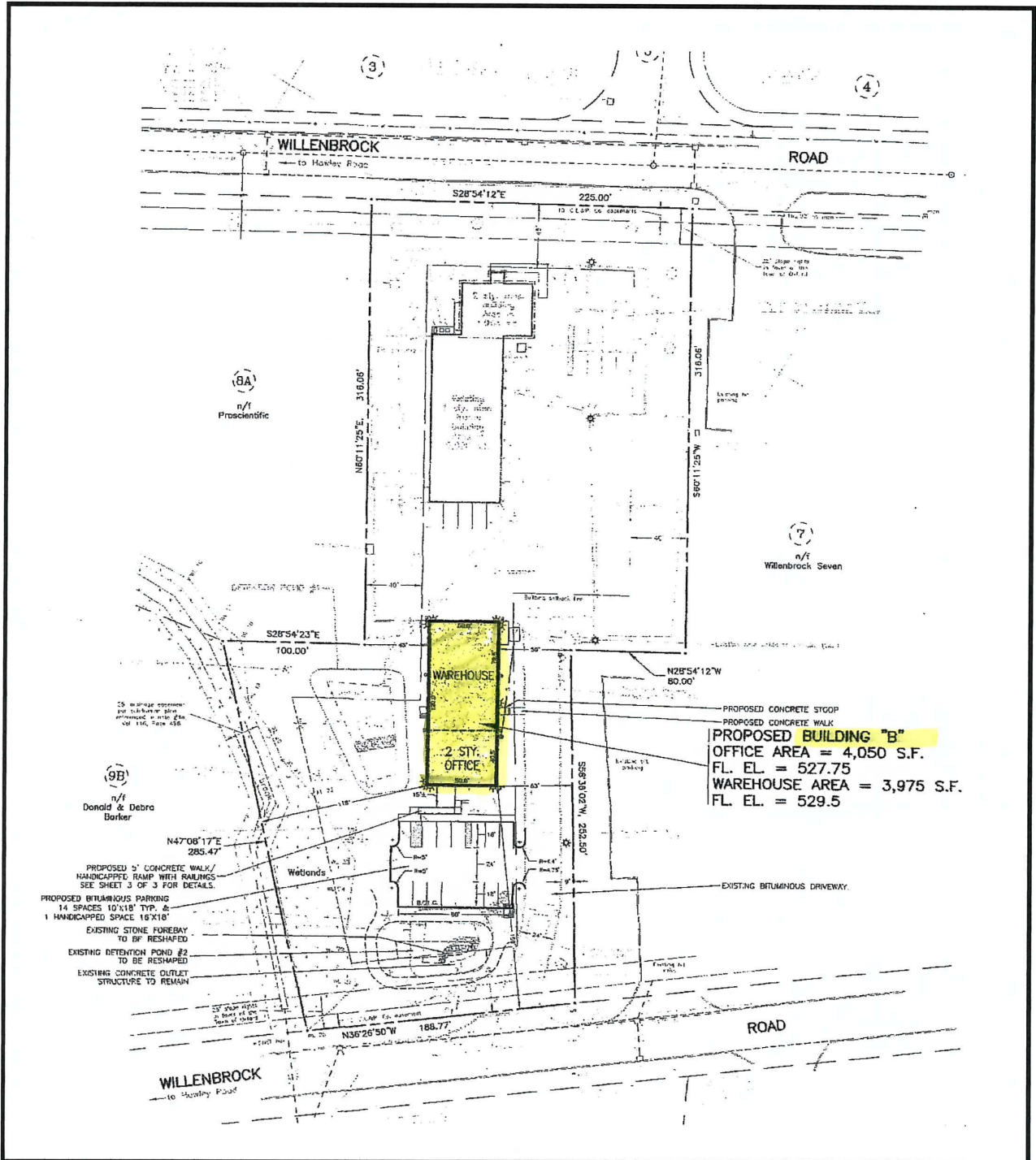
OXFORD, CT 06478

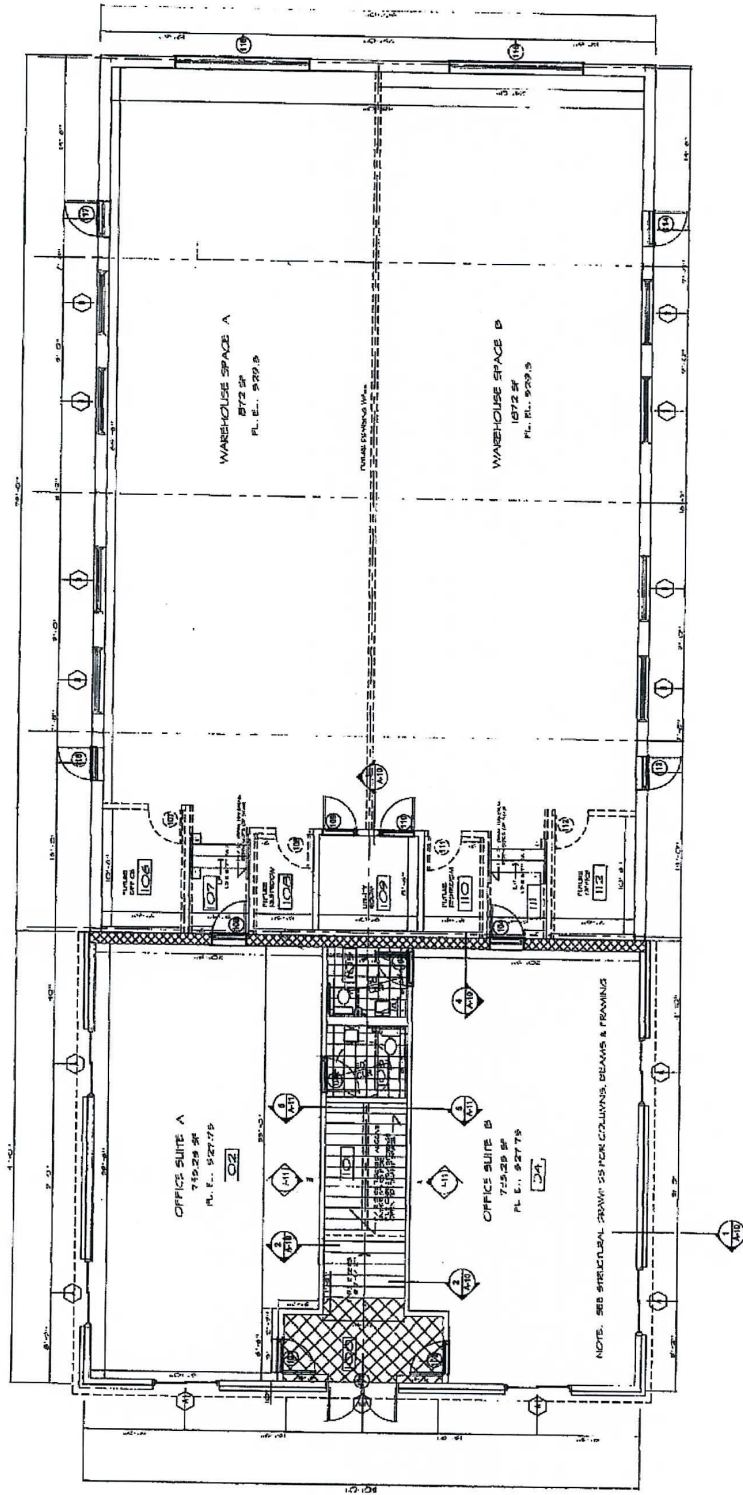
Bldg B

Total square feet	8,000
Number of floors	2
Available square feet	8,000
Office space	1,000 sf minimum 2nd floor
Warehouse space	1,000 / 2,000 sf minimum 1st floor
Column space	Warehouse clear span
Available overhead doors	2 14'x12'
Exterior construction	Concrete/steel/masonry
Interior construction	Drywall
Ceiling height	16' - 17'
Roof	Shingle/seamless metal
Date built	2008
City water/sewer	Yes
Gas	Yes
Electrical	4 meters
Amps/Volts/Phase	1,200 / 120 & 208 / 3 phase
Air conditioning	Office / CAIR
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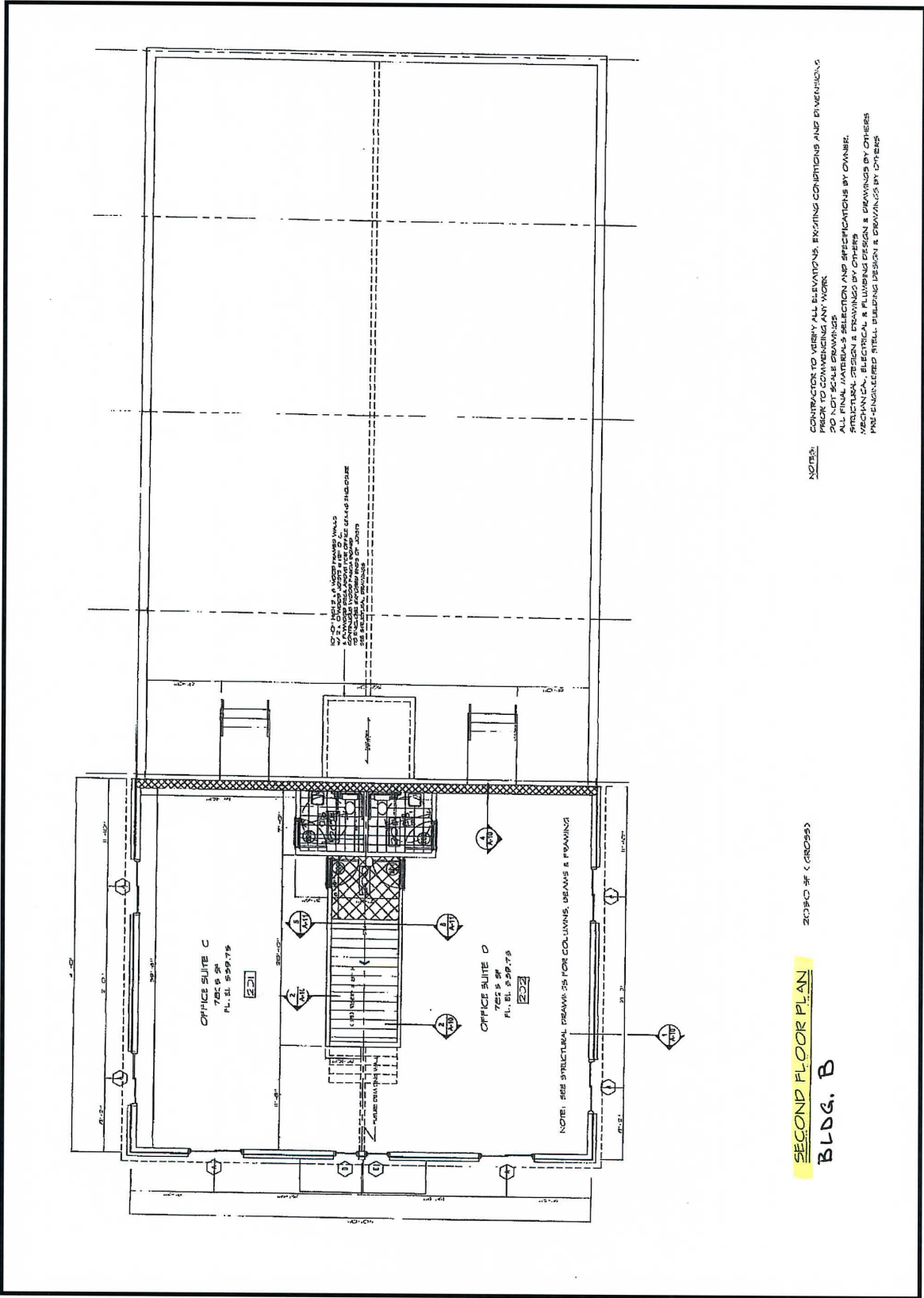




2050 SF OFFICE (GROSS)
 2910 SF WAREHOUSE / SHOP (GROSS)
 6000 SF ON FIRST FLOOR (GROSS)

FIRST FLOOR PLAN
BLDG. B

NOTES
 CONTRACTOR TO VERIFY ALL ELEVATIONS, EXISTING CONDITIONS AND DIMENSIONS
 PRIOR TO COMMENCING ANY WORK.
 ALL FINAL MATERIAL SELECTION AND SPECIFICATIONS BY OWNER.
 STRUCTURAL DESIGN & DRAWINGS BY OTHERS.
 MECHANICAL, ELECTRICAL & PLUMBING DESIGN & DRAWINGS BY OTHERS.
 THE ARCHITECTURE FIRM: SOLELY DESIGNER & PROVIDER OF SERVICES.



NOTES:
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 PRIOR TO COMMENCING ANY WORK.
 ALL FINISH MATERIALS, SELECTION AND SPECIFICATIONS BY OWNER.
 STRUCTURAL, DESIGN & DRAWINGS BY OTHERS.
 MECHANICAL, ELECTRICAL & PLUMBING DESIGN & DRAWINGS BY OTHERS.
 PRE-ENGINEERED STEEL BUILDING DESIGN & DRAWINGS BY OTHERS.

SECOND FLOOR PLAN
BLDG. B

Building A



Bldg B

