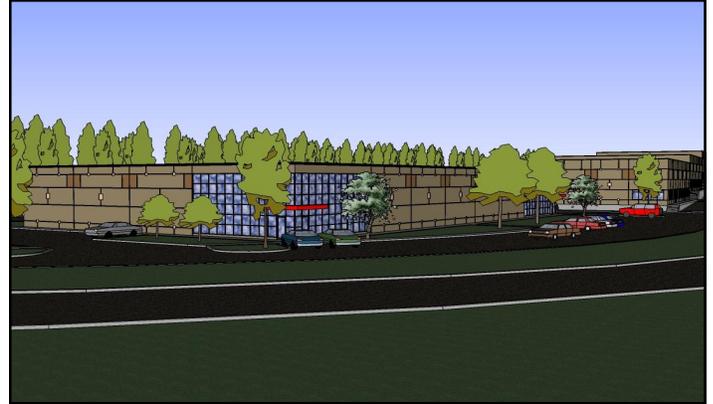


FOR SALE

**5 MORSE ROAD
OXFORD, CT**



**NEW 24,000 +/- S/F
INDUSTRIAL/FLEX CONDOMINIUM FACILITY**

TWO UNITS OF 12,000 S/F EACH

HIGH END, TOP QUALITY CONSTRUCTION

**OPPORTUNITY FOR SMALLER COMPANIES TO OWN
THEIR OWN BUSINESS LOCATION**

IDEAL FOR MANY LIGHT INDUSTRIAL OR OFFICE USES

UNIT 5A \$1,188,000.00

UNIT 5B \$1,188,000.00



**MATTHEWS COMMERCIAL PROPERTIES LLC.
ED GODIN**

969 West Main St., Suite 3B, Waterbury, CT 06708
Phone : 203-753-5800 Fax: 203-574-3875 Email: mcp.egodin@snet.net
www.matthewscommercial.com

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**5 MORSE ROAD
5A / 5B
OXFORD, CT**

Total square feet	24,000
Number of floors	1
Available square feet	24,000
Subdividable to:	12,000
Office space	To suit
Column space	30'x25'
Ava dock or OH door	1 dock and 1 drive-in per unit
Exterior construction	Masonry / metal / stucco
Ceiling height	18'
Roof	Metal standing / seam
Scheduled completion	To be determined
Air conditioning	Available
Sprinklered / type	Yes / wet
Type of heat	Gas
Sewer / water	Yes
Electric	600 amps / 208 volts / 3 phase
Zoning	Corporate industrial
Parking	48 vehicles
Nearest interstate	Interstate I-84 / 2 miles Route 8 / 5 miles

Pricing includes a basic finished shell, warehouse lighting and outlets to code, bathroom rough plumbing, dock and drive-in door, warehouse heat, skylights and architectural interior design layout provided.

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