

NEW TO MARKET

KEN GINSBERG 203-376-6266

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3 WOODRUFF HILL RD

OXFORD CT



EXCEPTIONAL OPPORTUNITY TO OWN 9,800 SF WAREHOUSE & 21 ACRES OF LAND

9,800 SF CLEAR SPAN BUILDING WITH 20 FOOT
HIGH CLEAR SPAN CEILINGS

8 LARGE OVERHEAD DOORS

TRUCK & EQUIPMENT WASHBAY

TRANSFER STATION - APPROVED BY TOWN
24,000 SF BUILDING MATERIALS ON SITE

ADDITIONAL 10 ACRE LOT AVAILABLE FOR
EXPANSION

POSSIBLE ROCK CRUSHING & MILLING ON SITE

SALE PRICE
UPON REQUEST



PROPERTY FACTS

3 WOODRUFF HILL RD

Total Building SF	9,800 SF +/-
Available SF	9,800 SF
Year Built	2022
Construction	Pre-Fab Metal
Parking	Private Lot
Stories	1
Roof	Pre-Fab Metal
Heat	Propane/Forced
Building Condition	Average
Zoning	IND
Assessment/Unit	\$425,250
Mill Rate	32.65
Taxes / SF	\$1.30

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3 WOODRUFF HILL RD

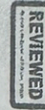
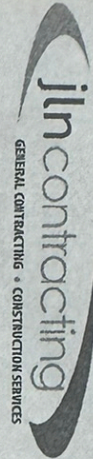


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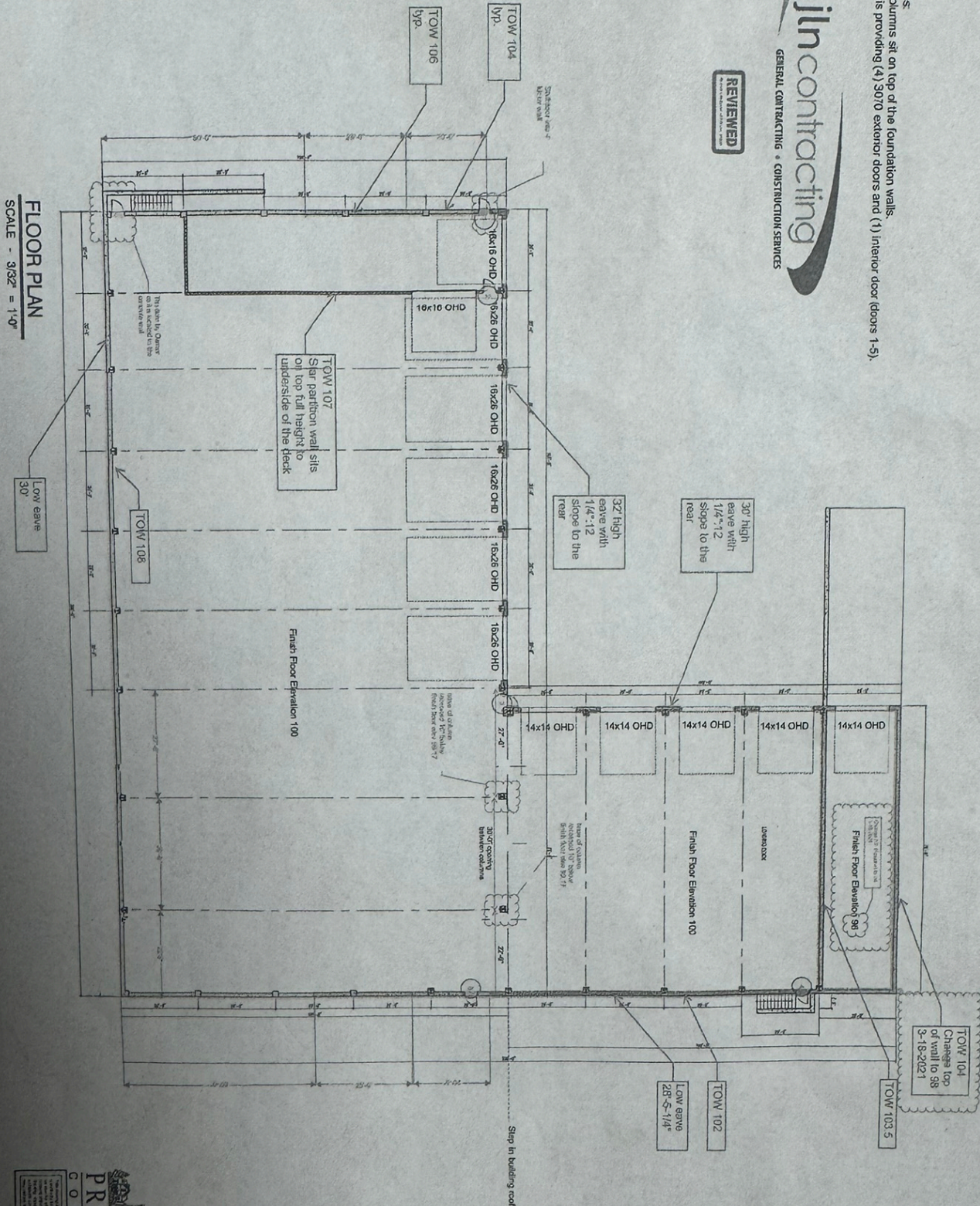
DISCOVER AN EXCEPTIONAL OPPORTUNITY AT 3 WOODRUFF HILL RD, OXFORD – A GENEROUS 6.40-ACRE PARCEL POSITIONED WITHIN THE HIGHLY VISIBLE AND ACCESSIBLE WOODRUFF HILL INDUSTRIAL PARK, JUST MINUTES FROM MAJOR THOROUGHFARES AND LOGISTIC INFRASTRUCTURE. IDEAL FOR LIGHT MANUFACTURING, TECH-LAB SPACE, WAREHOUSE/DISTRIBUTION, OR RESEARCH & DEVELOPMENT FACILITIES.



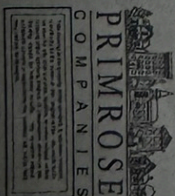
3 WOODRUFF HILL RD



Notes:
All columns sit on top of the foundation walls.
Start is providing (4) 30'0" exterior doors and (1) interior door (doors 1-5).



FLOOR PLAN
SCALE - 3/32" = 1'-0"



A-1

PROPOSED BUILDING
LOT #2 3 WOODRUFF HILL ROAD
MILFORD, CT

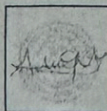
FIRST FLOOR PLAN

Date: 01-18-21
Drawn: JH GUEDES
Scale: AS NOTED
Project #: 203-367-4961



GUEDES ASSOCIATES, INC.
Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT, 06610
Tel. 203-367-6180 Fax: 203-367-4961

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