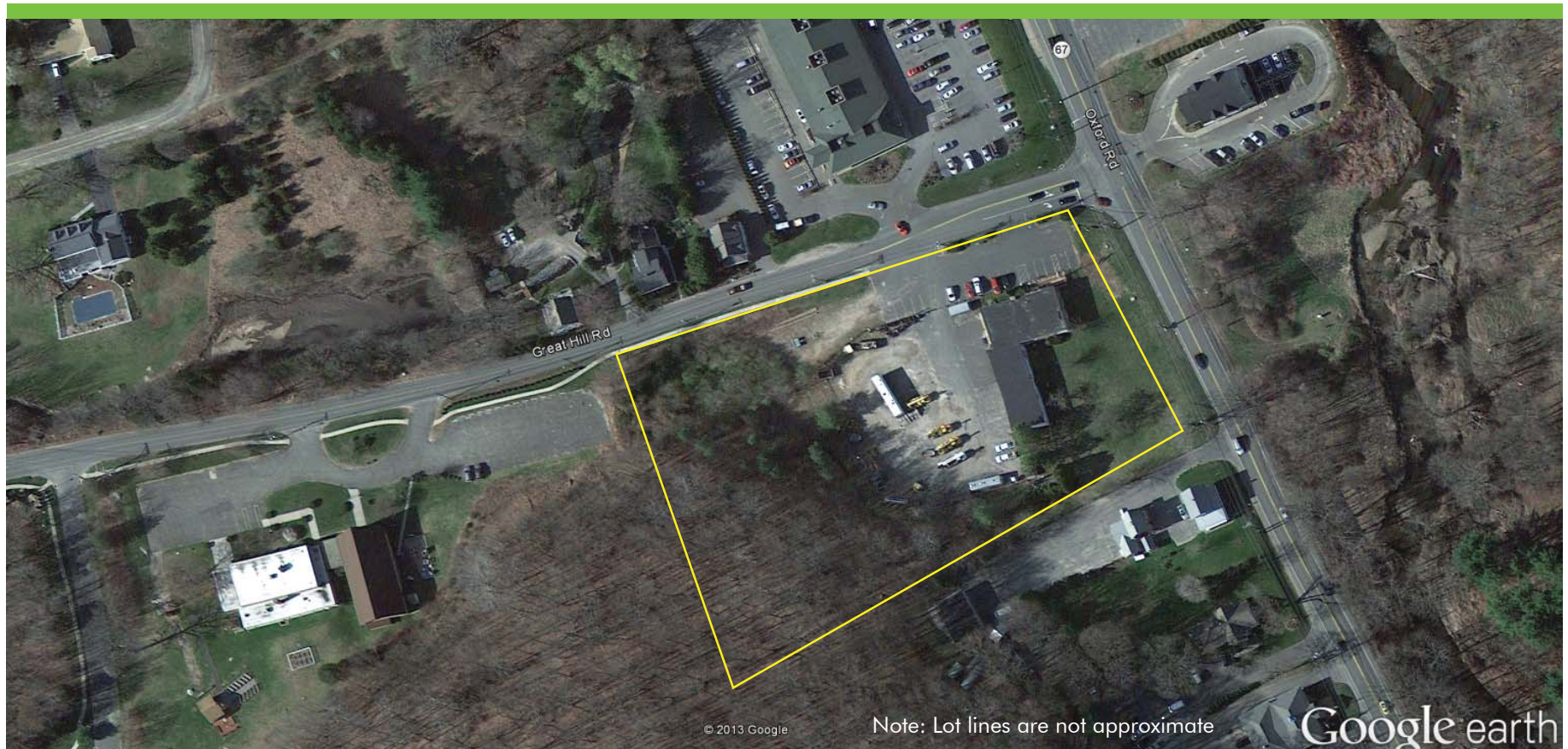


# 1 GREAT HILL ROAD OXFORD, CONNECTICUT

## AVAILABLE FOR SALE

- 3.5 acre development site on Route 67, currently with 5,840 SF office
- 5,840 SF office
- Zoned: Commercial
- Approximately 1 mile from Route 8
- \$1.5 million



### FOR MORE INFORMATION CONTACT:

**Christopher Metcalfe**

First Vice President

860.987.4710

chris.metcalfe@cbre-ne.com

**CBRE** | New England

CB Richard Ellis - N.E. Partners, LP, a CB Richard Ellis Joint Venture

# 1 GREAT HILL ROAD

AVAILABLE FOR SALE :: OXFORD, CONNECTICUT

GROSS BUILDING AREA:	5,840 SF
TOTAL AVAILABLE:	5,840 SF
OFFICE AREA:	2,500 SF
LAND AREA:	3.5 acres
YEAR BUILT:	1995
CEILING HEIGHT:	13'
DRIVE-IN-DOORS:	1
CONSTRUCTION:	Brick and block on steel frame
FLOOR:	Concrete
ROOF:	Membrane (to be verified)
COLUMN SPACING:	Varies
PARKING:	16 spaces
ZONING:	Commercial
LIGHTING:	Flourescent
HEAT:	Gas
AIR-CONDITIONING:	Office
POWER:	TBD
WATER & SEWER:	Septic
GAS:	Yankee Gas
ELECTRIC:	CL&P
SALE PRICE:	\$1,500,000
LOCATION:	Approximately 1 mile from Route 8

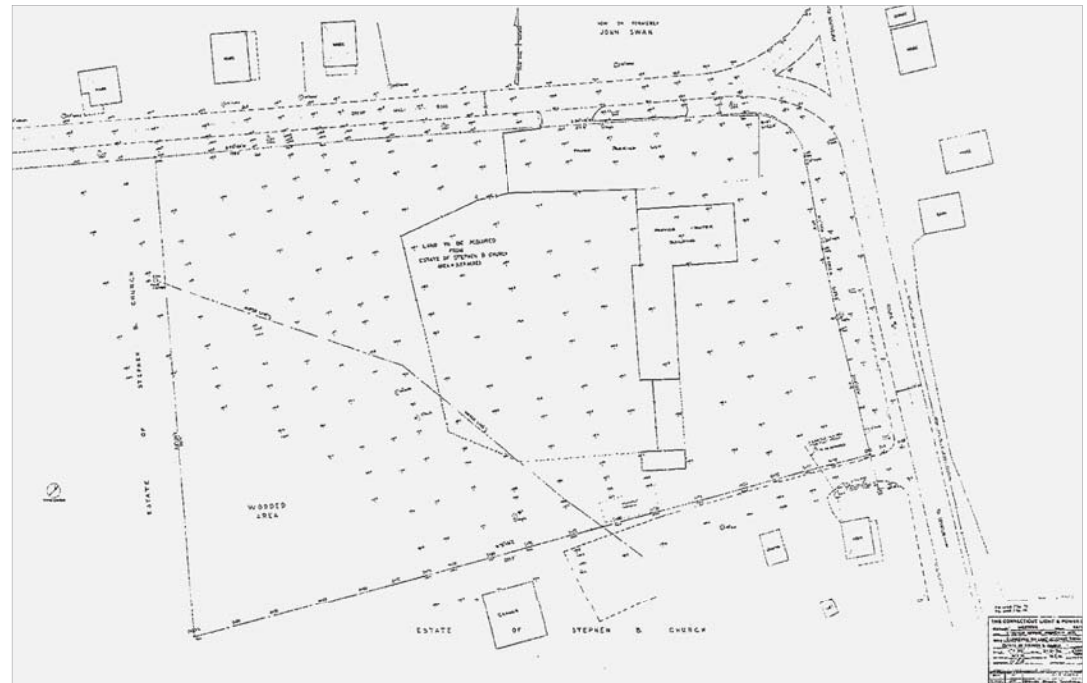
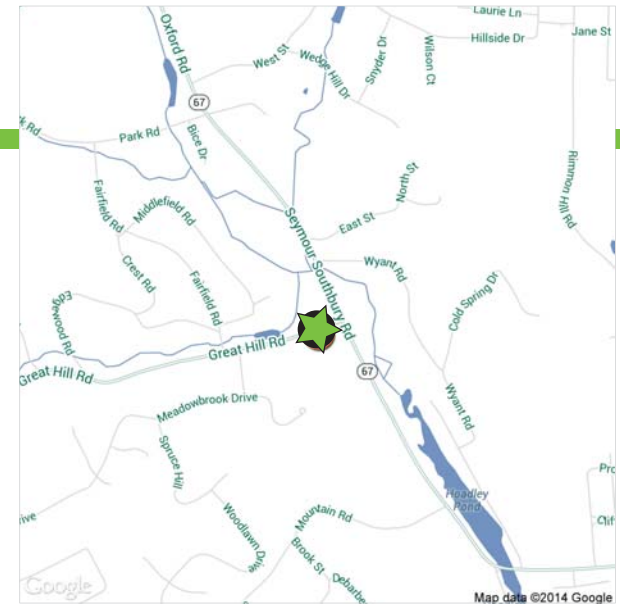
## FOR MORE INFORMATION CONTACT:

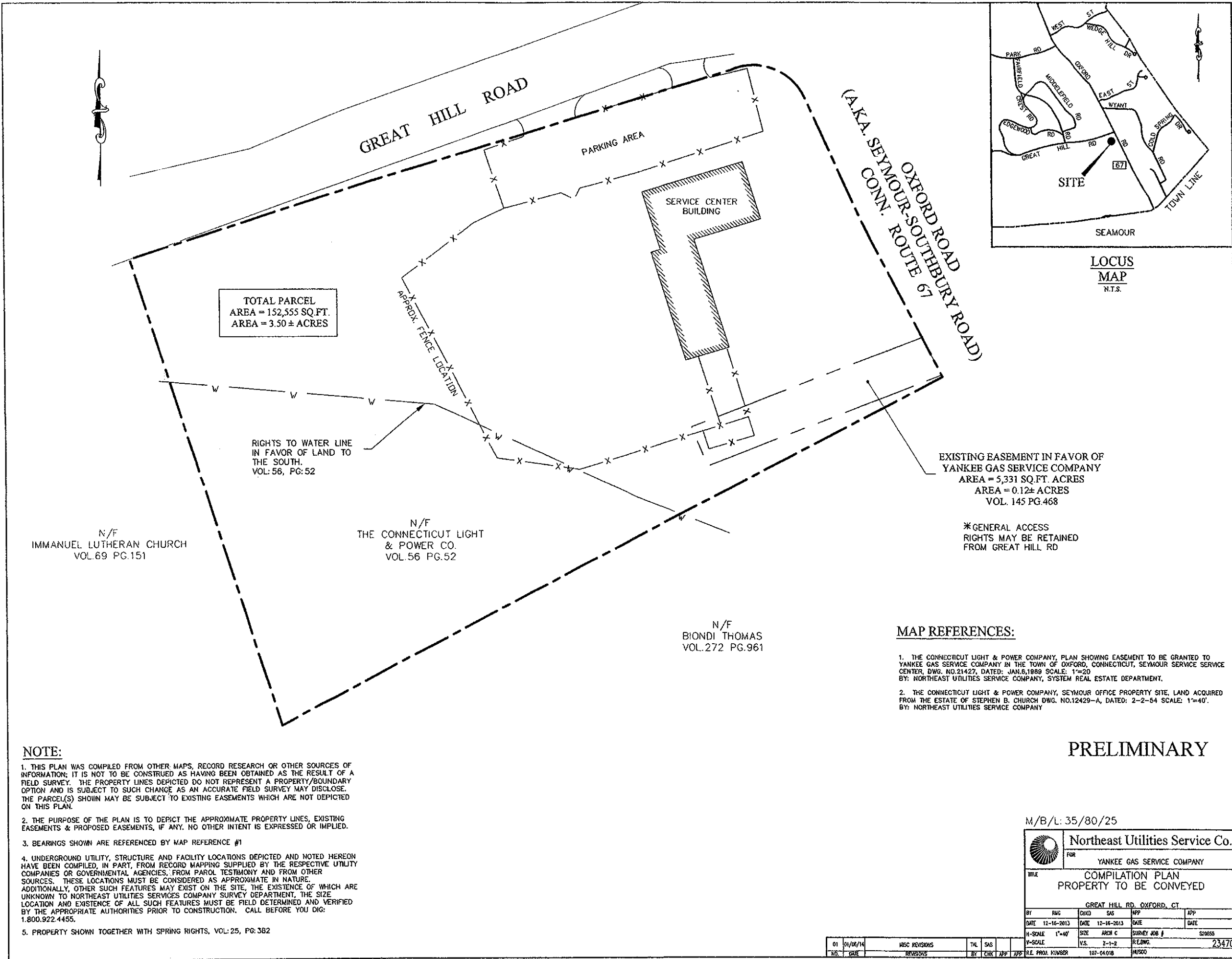
**Christopher Metcalfe**

First Vice President

860.987.4710

chris.metcalfe@cbre-ne.com





TOTAL PARCEL  
AREA = 152,555 SQ.FT.  
AREA = 3.50 ± ACRES

RIGHTS TO WATER LINE  
IN FAVOR OF LAND TO  
THE SOUTH.  
VOL. 56, PG. 52

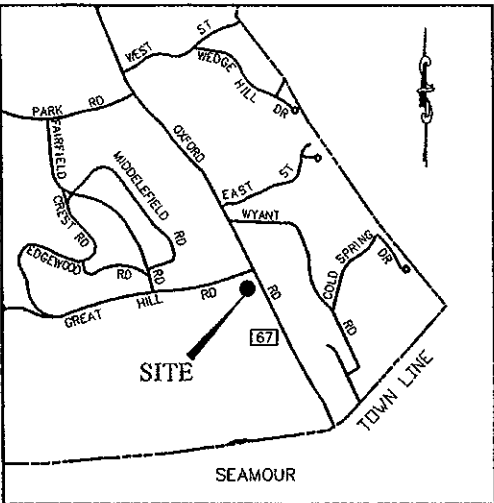
N/F  
IMMANUEL LUTHERAN CHURCH  
VOL. 69 PG. 151

N/F  
THE CONNECTICUT LIGHT  
& POWER CO.  
VOL. 56 PG. 52

N/F  
BIONDI THOMAS  
VOL. 272 PG. 961

EXISTING EASEMENT IN FAVOR OF  
YANKEE GAS SERVICE COMPANY  
AREA = 5,331 SQ.FT. ACRES  
AREA = 0.12 ± ACRES  
VOL. 145 PG. 468

\*GENERAL ACCESS  
RIGHTS MAY BE RETAINED  
FROM GREAT HILL RD



LOCUS  
MAP  
N.T.S.

MAP REFERENCES:

1. THE CONNECTICUT LIGHT & POWER COMPANY, PLAN SHOWING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICE COMPANY IN THE TOWN OF OXFORD, CONNECTICUT, SEYMOUR SERVICE SERVICE CENTER. DWG. NO. 21427, DATED: JAN. 6, 1989 SCALE: 1"=20' BY: NORTHEAST UTILITIES SERVICE COMPANY, SYSTEM REAL ESTATE DEPARTMENT.
2. THE CONNECTICUT LIGHT & POWER COMPANY, SEYMOUR OFFICE PROPERTY SITE, LAND ACQUIRED FROM THE ESTATE OF STEPHEN B. CHURCH DWG. NO. 12429-A, DATED: 2-2-84 SCALE: 1"=40'. BY: NORTHEAST UTILITIES SERVICE COMPANY

NOTE:

1. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION; IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY. THE PROPERTY LINES DEPICTED DO NOT REPRESENT A PROPERTY/BOUNDARY OPTION AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. THE PARCEL(S) SHOWN MAY BE SUBJECT TO EXISTING EASEMENTS WHICH ARE NOT DEPICTED ON THIS PLAN.
2. THE PURPOSE OF THE PLAN IS TO DEPICT THE APPROXIMATE PROPERTY LINES, EXISTING EASEMENTS & PROPOSED EASEMENTS, IF ANY. NO OTHER INTENT IS EXPRESSED OR IMPLIED.
3. BEARINGS SHOWN ARE REFERENCED BY MAP REFERENCE #1
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO NORTHEAST UTILITIES SERVICES COMPANY SURVEY DEPARTMENT, THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 1.800.922.4455.
5. PROPERTY SHOWN TOGETHER WITH SPRING RIGHTS, VOL: 25, PG: 382

PRELIMINARY

M/B/L: 35/80/25

		<b>Northeast Utilities Service Co.</b>	
FOR		<b>YANKEE GAS SERVICE COMPANY</b>	
<b>TITLE</b> COMPILATION PLAN PROPERTY TO BE CONVEYED			
GREAT HILL RD, OXFORD, CT			
BY	RWC	CHKD	SAS
DATE	12-16-2013	DATE	12-16-2013
H-SCALE	1"=40'	SIZE	ARCH C
Y-SCALE	V.S.	2-1-2	REVISION
			23470

01	01/06/14	MISC REVISIONS	TAL	SAS			
NO.	DATE	REVISIONS	BY	CHK	APP	APP	

01/10/2014 8:30am - N:\Transmission Engineering\Draws Real Estate\107-OXFORD\_CT\04-SERVICE\_CENTER\018-SEYMOUR\_OXFORD\23470.dwg



[SITE SUMMARY](#)

[BUILDING CHECKLIST](#)

[SITE PLAN](#)

[PHOTOS](#)

[INVESTMENT ANALYSIS](#)

[BACK](#)

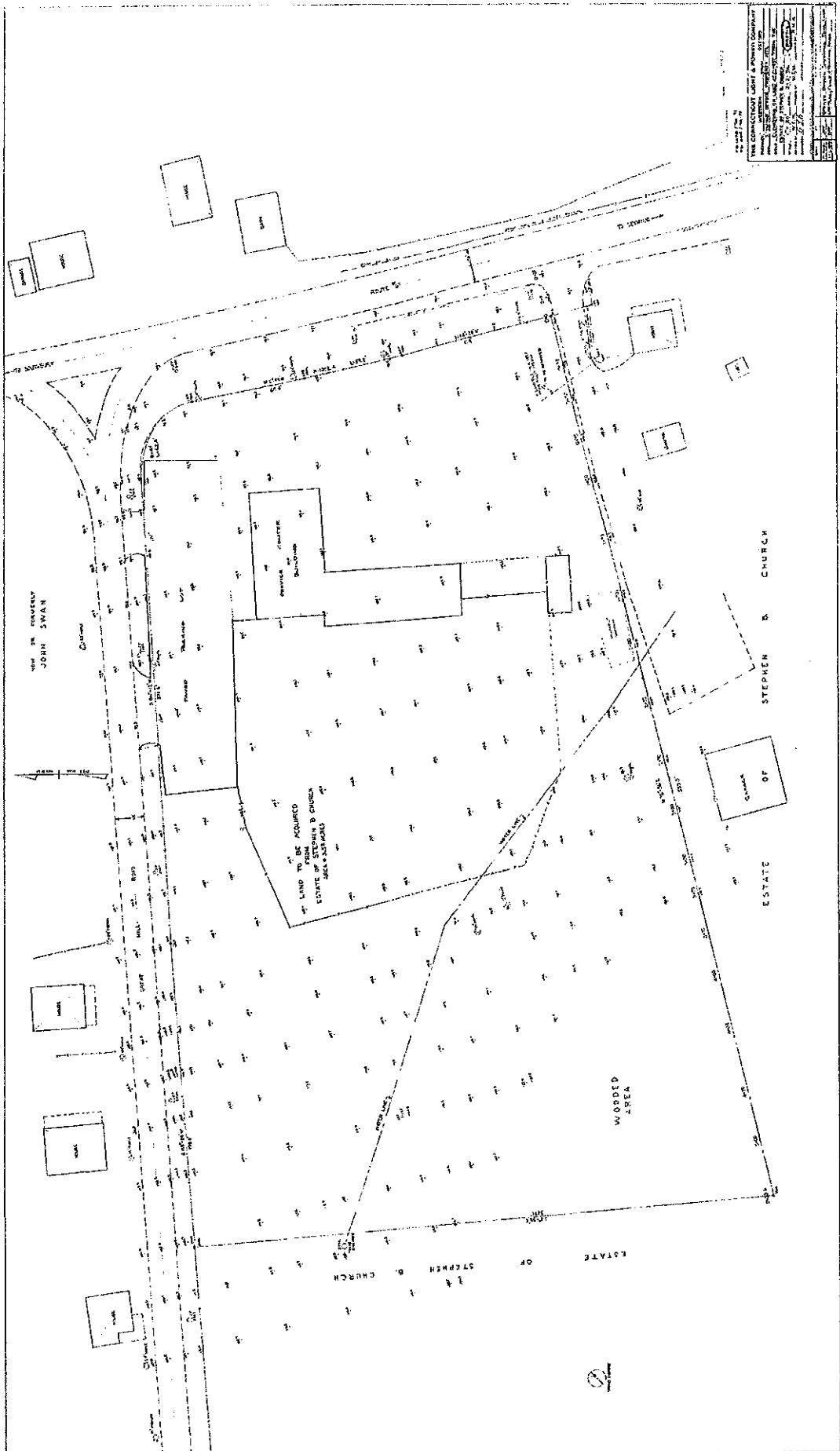


**Northeast Utilities System**

THE CONNECTICUT LIGHT & POWER COMPANY

OXFORD  
1 GREAT HILL ROAD  
OXFORD, CT

INFORMATION SHOWN NOT FOR DESIGN PURPOSES 01/2013



100-1000

NEW COMMUNITY LIGHT & POWER PLANT	
PROJECT NO.	100-1000
DATE	10/15/77
SCALE	1/8" = 1'-0"
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	
PROJECT LOCATION: [Address]	
PROJECT DESCRIPTION: [Details]	
SHEET NO. [Number]	

