

FOR LEASE



***115 Hurley Rd, Bldg 3
Oxford, CT 06478***

Building 3 - Up to +/- 16,500 S/F Available

**Upper Level +/- 6,000 S/F Office / R&D / Warehouse Space
(Drive-in Door Possible)**

**Lower Level +/- 10,500 S/F Office and Warehouse / Manufacturing Space
(Divisible to +/- 3,500 S/F)**

Fully Air Conditioned - Drive-In Doors on Lower Level

**A Modern Multi-Building Business Park Located Minutes
from Exit 16 off of I-84**

**All Utilities Available w/ Ample Parking
Airport Enterprise Zone Benefits Available
Offered at: \$8.95 NNN**

PROPERTY DATA FORM

PROPERTY ADDRESS	115 Hurley Rd
CITY, STATE	Oxford, CT 06478

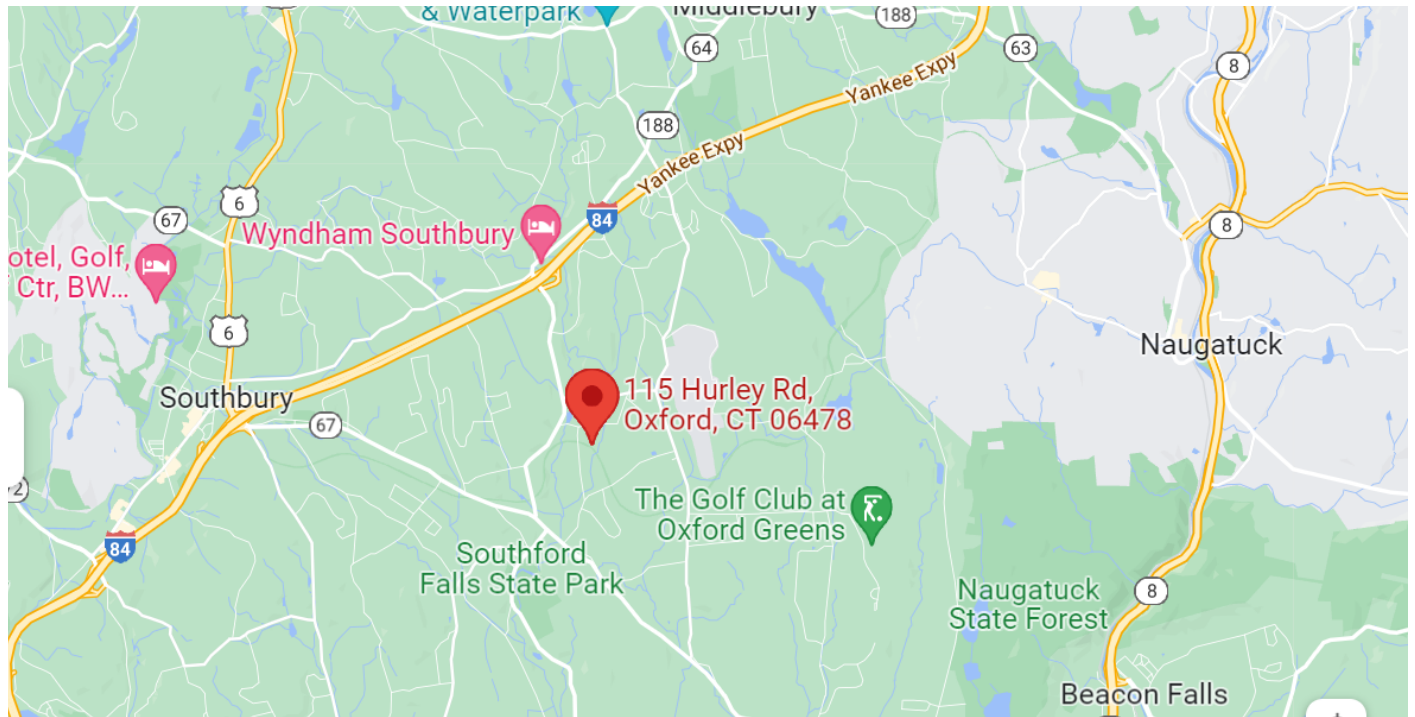
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,500 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	16,500+/-	Type of Heat	Propane
Divisible to	3,500 +/- S/F	OTHER	
Drive-In Doors	3 lower level	Acres	20
Date Built	1985	Zoning	Industrial
Ext. Construction	Masonry/Steel	Parking	Ample
Ceiling Height	14' Upper, 10' Lower	State Route / Distance To...	1mi to I-84
Roof	Asphalt	TAXES	
UTILITIES		Assessment	
Tenant to Verify		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Propane	TERMS	
Electrical	600 amps -120/208 - 3 phase	Lease	\$8.95 PSF NNN

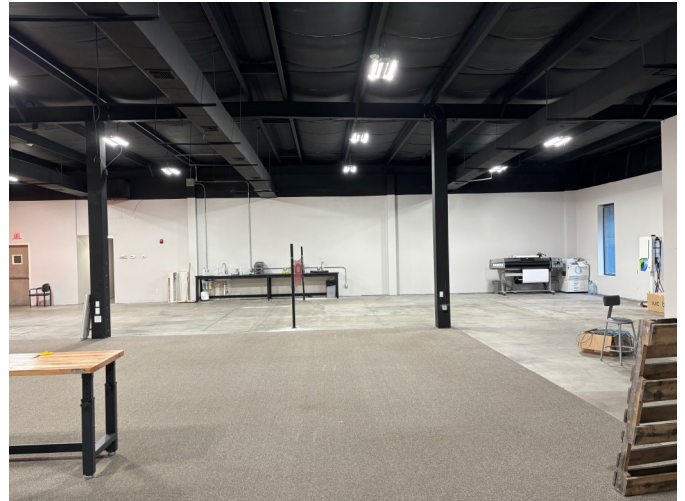
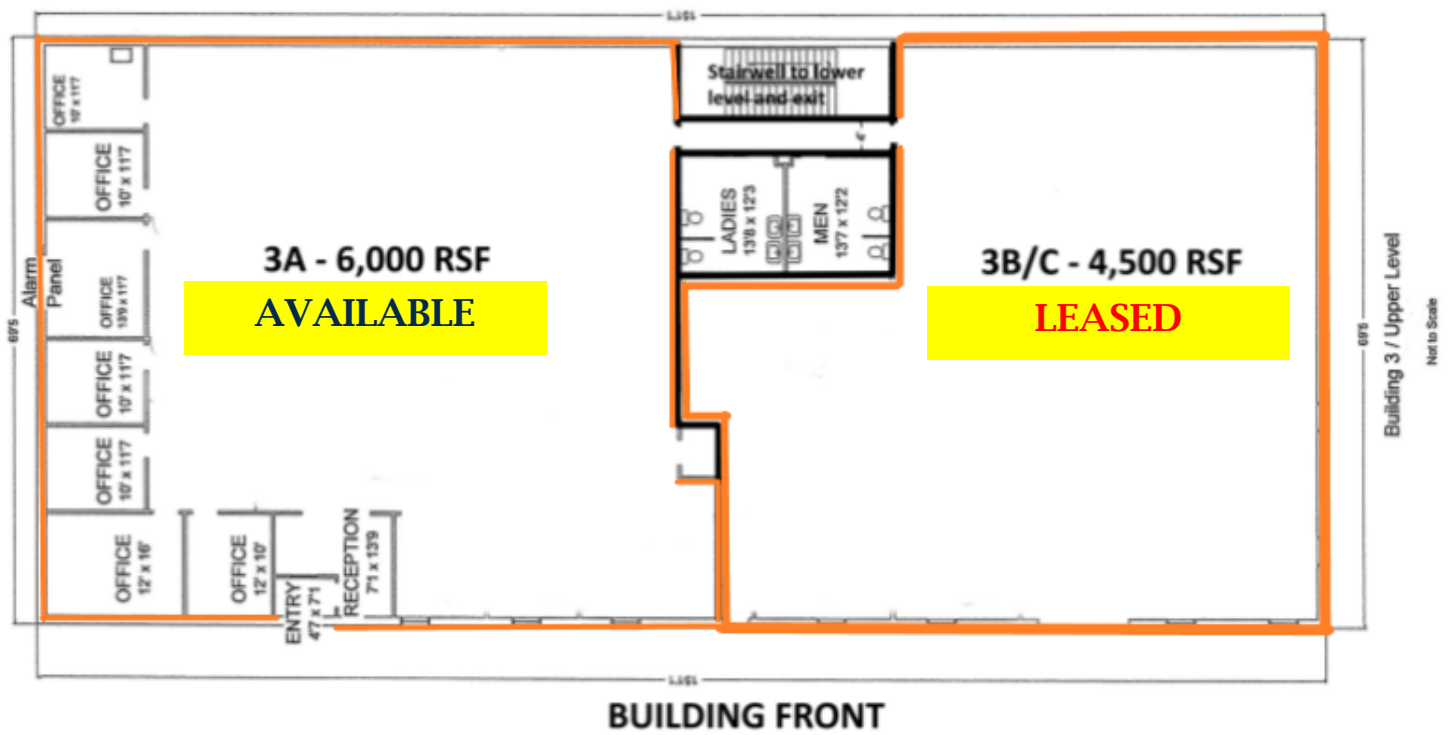


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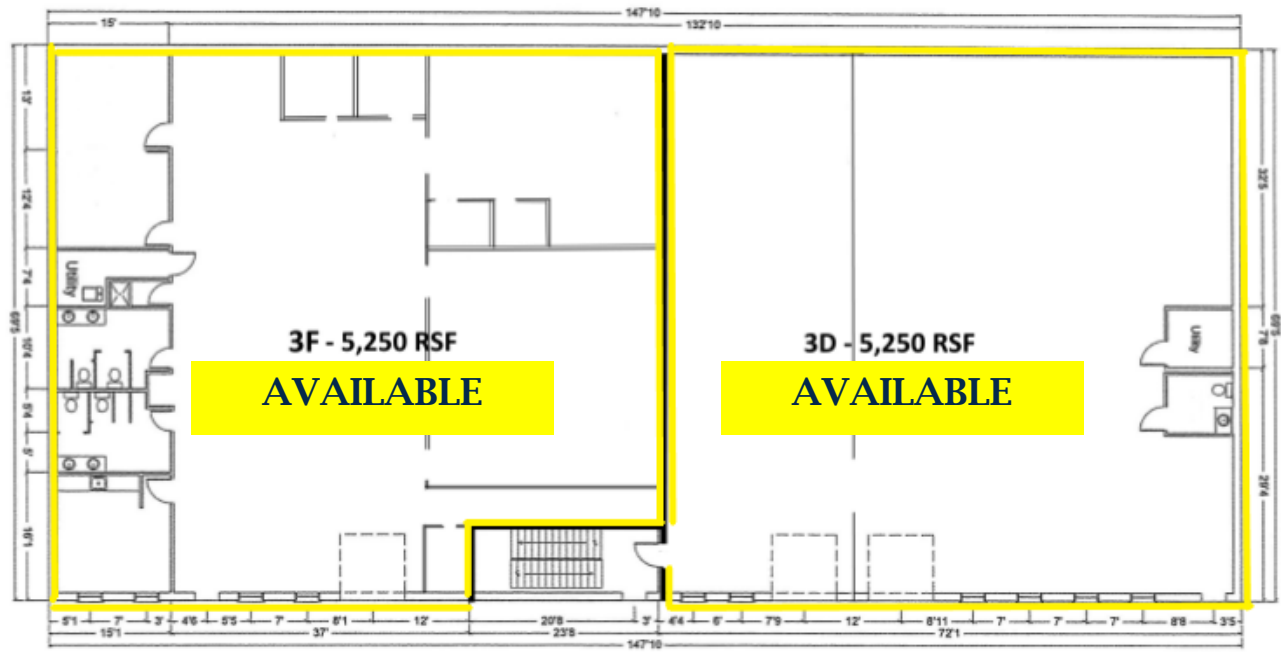
Godin Property Brokers LLC

★★★★★ Commercial / Industrial





BUILDING FRONT



3F - 5,250 S/F



3D - 5,250 S/F

