

# FOR LEASE



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

**Building 3 - Up to +/- 21,100 S/F Available**

**Upper Level +/- 10,500 S/F Office / R&D / Warehouse Space  
( Divisible to +/- 6,000 & 4,500 S/F )**

**Lower Level +/- 10,500 S/F Office and Warehouse / Manufacturing Space  
( Divisible to +/- 5,250 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.
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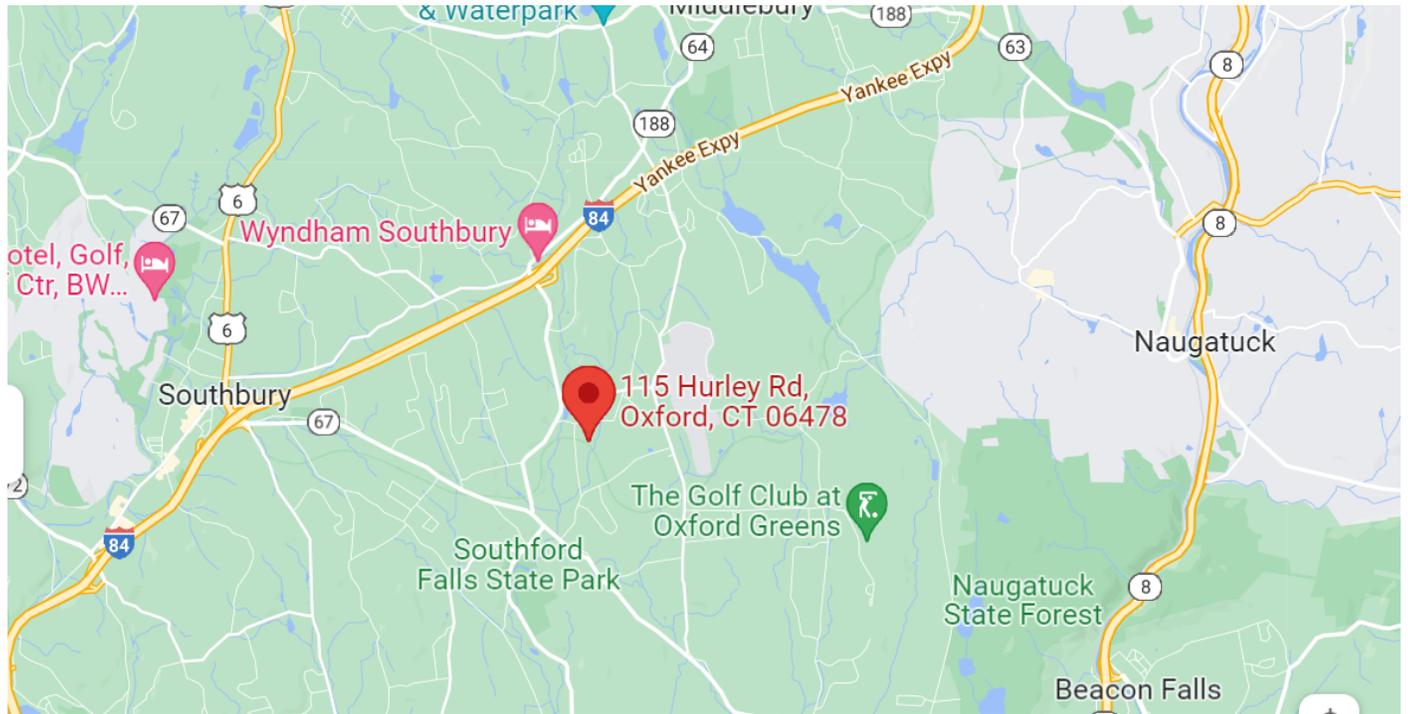
Total S/F	21,100 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	21,100 +/-	Type of Heat	Propane
Divisible to	4,500 +/- S/F	<b>OTHER</b>	
Drive-In Doors	4 (1 upper / 3 lower level)	Acres	20
Office Space/ R&D	6,000 +/- S/F	Zoning	Industrial
Date Built	1985	Parking	Ample
Ext. Construction	Masonry/Steel	State Route / Distance To...	1mi to I-84
Ceiling Height	14' Upper, 10' Lower	<b>TAXES</b>	
Roof	Asphalt	Assessment	
<b>UTILITIES</b>	<b>Tenant to Verify</b>	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Propane	<b>TERMS</b>	
Electrical	600 amps -120/208 - 3 phase	Lease	\$8.95 PSF NNN

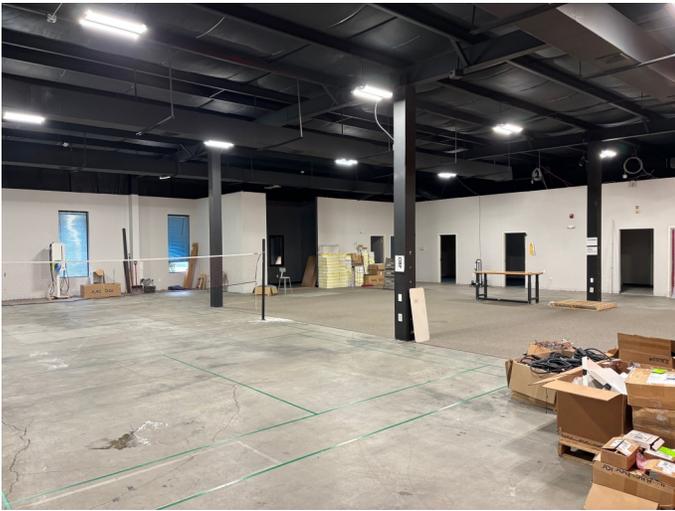
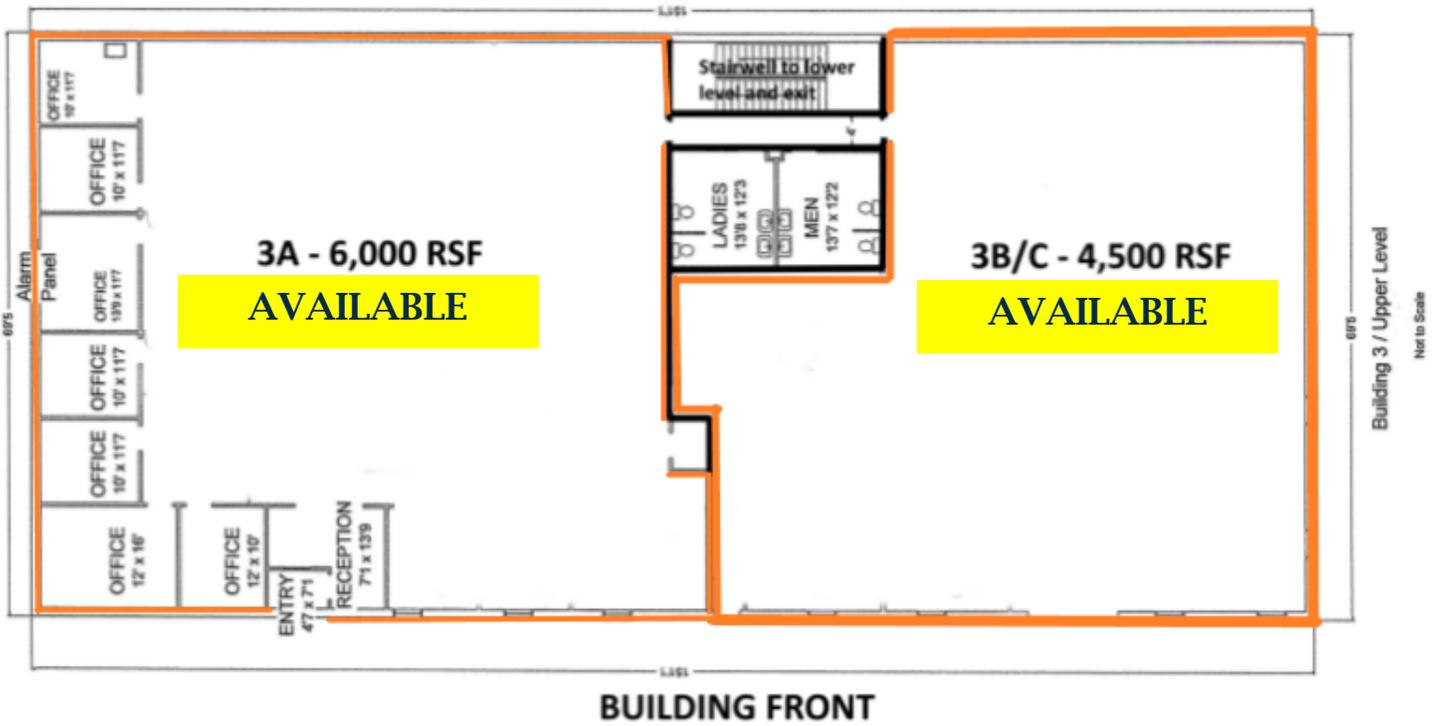


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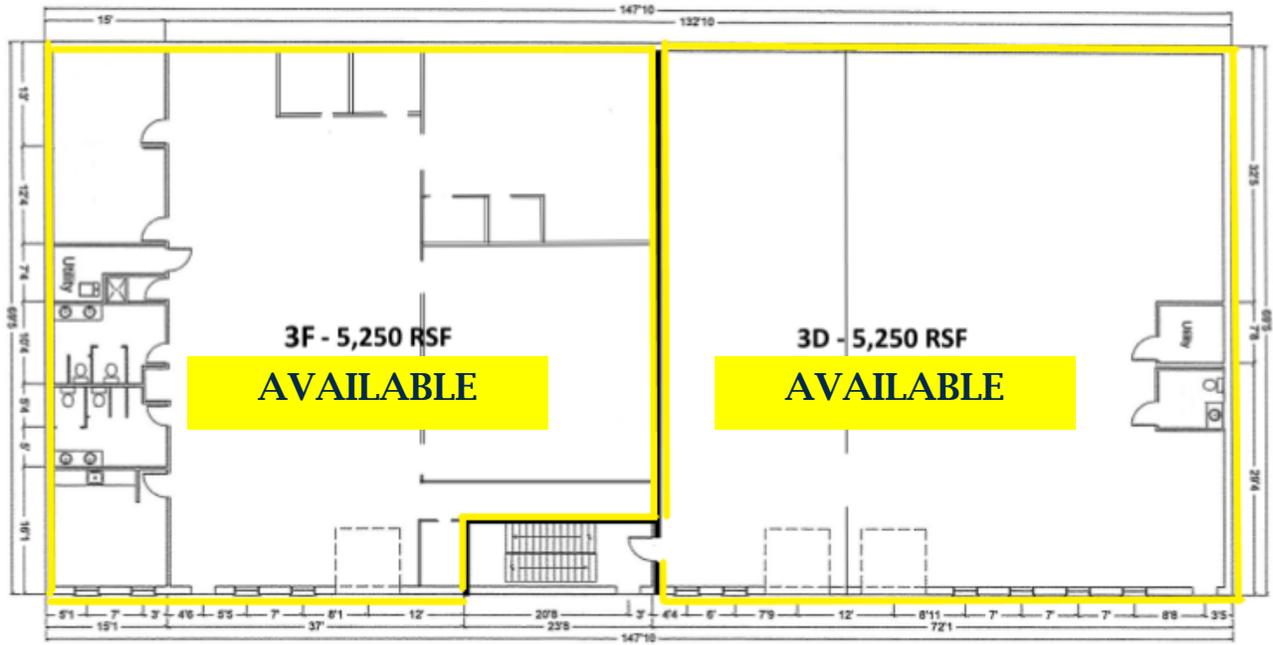
# Godin Property Brokers LLC

★★★★★ Commercial / Industrial





**BUILDING FRONT**



**3F - 5,250 S/F**

**3D - 5,250 S/F**

