

FOR LEASE

**115 Hurley Road Building 7
Oxford, CT**



Hurley Farms Industrial Park 10,735 S/F Divisible to 4,294 S/F

- **Unit 7 C - D - E = 6,441 S/F with +/- 2,000 S/F Offices**
- **Unit 7 A - B = 4,294 S/F with 800 S/F Offices, 1 dock, I drive in**
- **Nice Business Park location minutes to I-84**
- **Airport Enterprise Zone incentives available**

Lease rate: \$6.95 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		115 Hurley Road Building 7	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,000	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	10,735	Type of Heat	Propane
Office space	+/- 3,000	OTHER	
Avail docks	1	Zoning	Industrial
Avail overhead doors	4	Parking	Ample
Ext. Construction	Masonry/ Steel	Total acres	20
Ceiling Height	15'	State Route / Distance To...	I-84 1 Mile
Roof	Metal	TAXES	
Date Built	2000	Assessment	
UTILITIES		Mill Rate	
Sewer	Yes	Taxes	
Water	Yes	TERMS	
Gas	Yes - propane	Lease rate	
Electrical	600 Amps—120/208	\$6.95 NNN	
	3 phase		

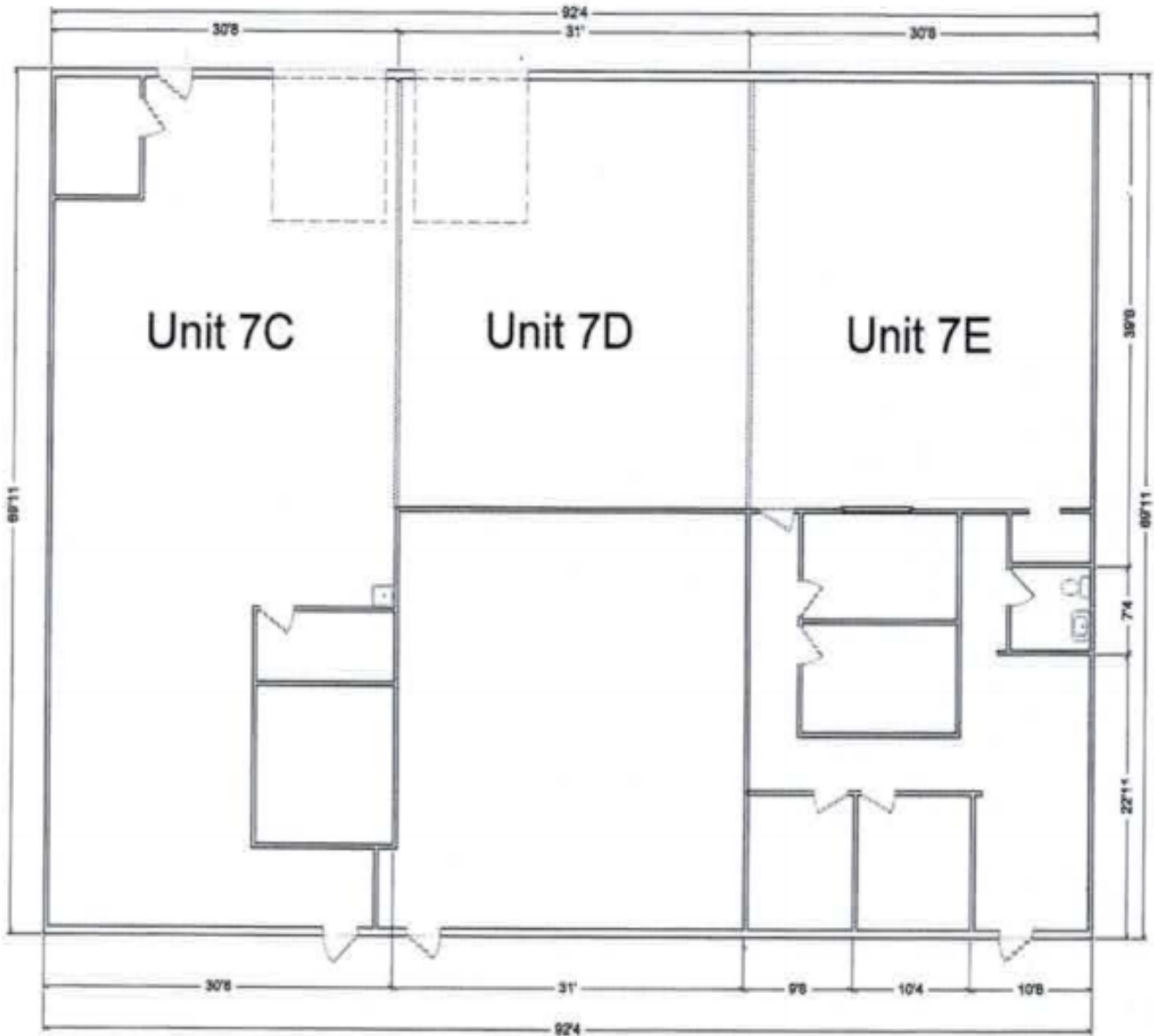
Total units 7 C, D & E = 6,441 S/F with +/- 2,000 S/F offices

3 Drive in doors

Units 7 A & B 4,294 S/F with 800 S/F offices, 1 dock, 1 drive in



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Hurley Farms / Building 7CDE
not to scale

Hurley Farms Unit 7 A-B

4,294 s.f. / not to scale

