

FOR LEASE

*Hurley Farms Industrial Park
115 Hurley Rd, Building 4, Oxford CT*



**Building 4 Unit 4A +/- 3,500 S/F
Ideal for Warehouse or Manufacturing**

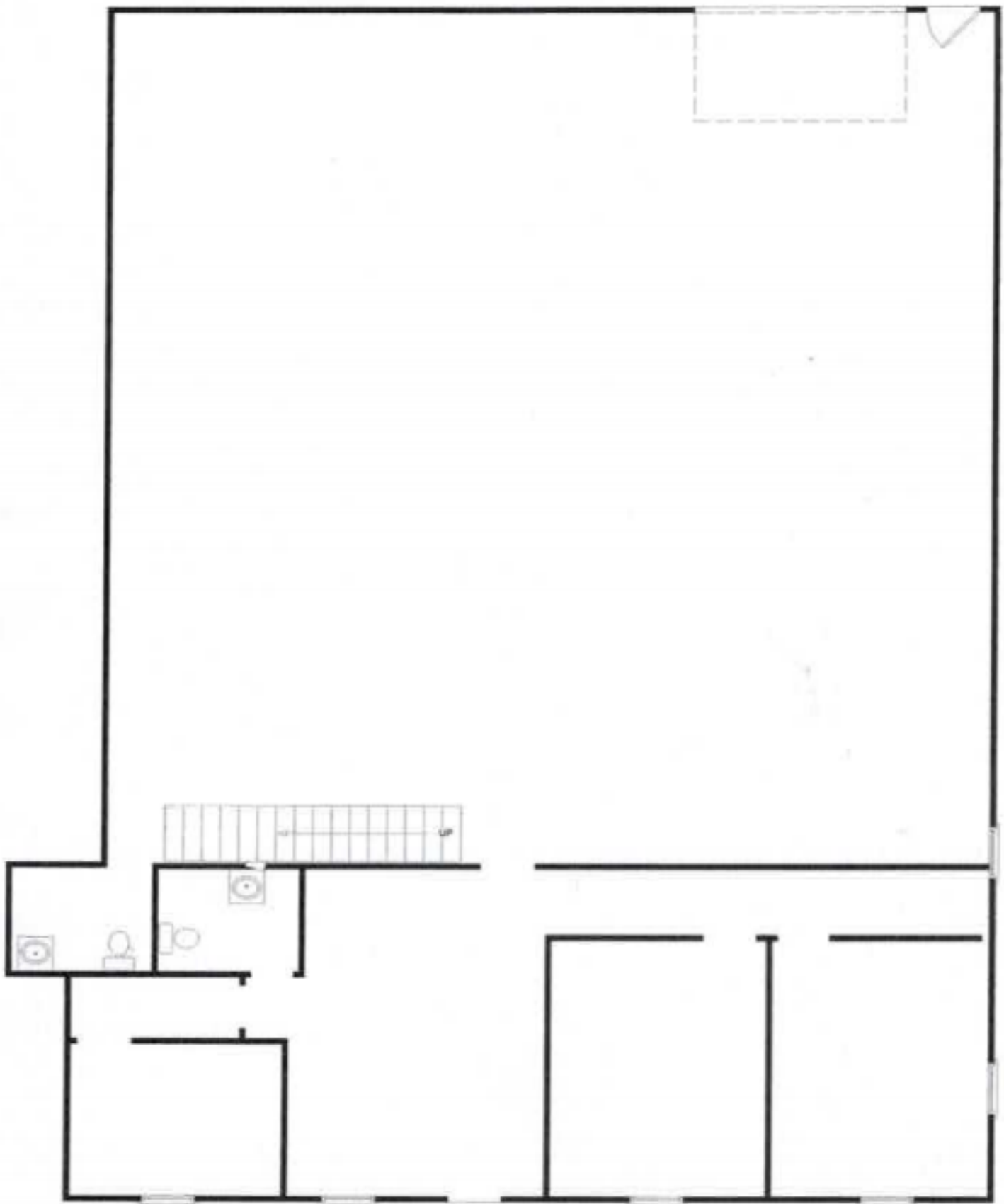
- +/- 1,000 S/F Office area - 2,500 S/F Warehouse - 1 Dock
- A modern multi-building business park located minutes from
- Exit 16 off of I-84 - All Utilities Available - Excellent parking -
- New Airport enterprise zone benefits available

Offered at: \$6.95 PSF NNN

| PROPERTY DATA FORM | | | |
|-----------------------|--|-------------------------|----------------|
| PROPERTY ADDRESS | Hurley Farms Industrial Park 115 Hurley Road Building 4 | | |
| CITY, STATE | Oxford, CT 06478 | | |
| | | | |
| BUILDING INFO | | MECHANICAL EQUIP | |
| Total S/F | 3,500 | Air conditioning | Office |
| Number of floors | 1 | Sprinkler system / type | No |
| Avail S/F | 3,500 | Type of heat | Propane |
| Office space | 1,000 | OTHER | |
| Avail docks | 1 | Total acres | 20 |
| Avail overhead doors | | Rail spur | No |
| Exterior construction | Masonry / Steel | Zoning | Industrial |
| Ceiling height | 15' | Parking | Ample |
| Roof | | Interstate | I-84 |
| Date built | 1985 | Distance to | 1 mile |
| UTILITIES | | State Route | Route 8 |
| Sewer | Yes | Distance to | 5 miles |
| Water | Yes | | |
| Gas | Yes - propane | Lease rate | \$6.95 PSF NNN |
| Electrical | *200 Amps -120/208 - 3 phase | | |
| *Tenant to verify | | | |



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Hurley Farms / Building 4 Unit A

Not To Scale

