

# FOR LEASE

***Hurley Farms Industrial Park  
115 Hurley Rd, Building 6, Oxford CT***



**Building 6 Unit 6E +/- 2,147 S/F  
Ideal for Warehouse or Manufacturing**

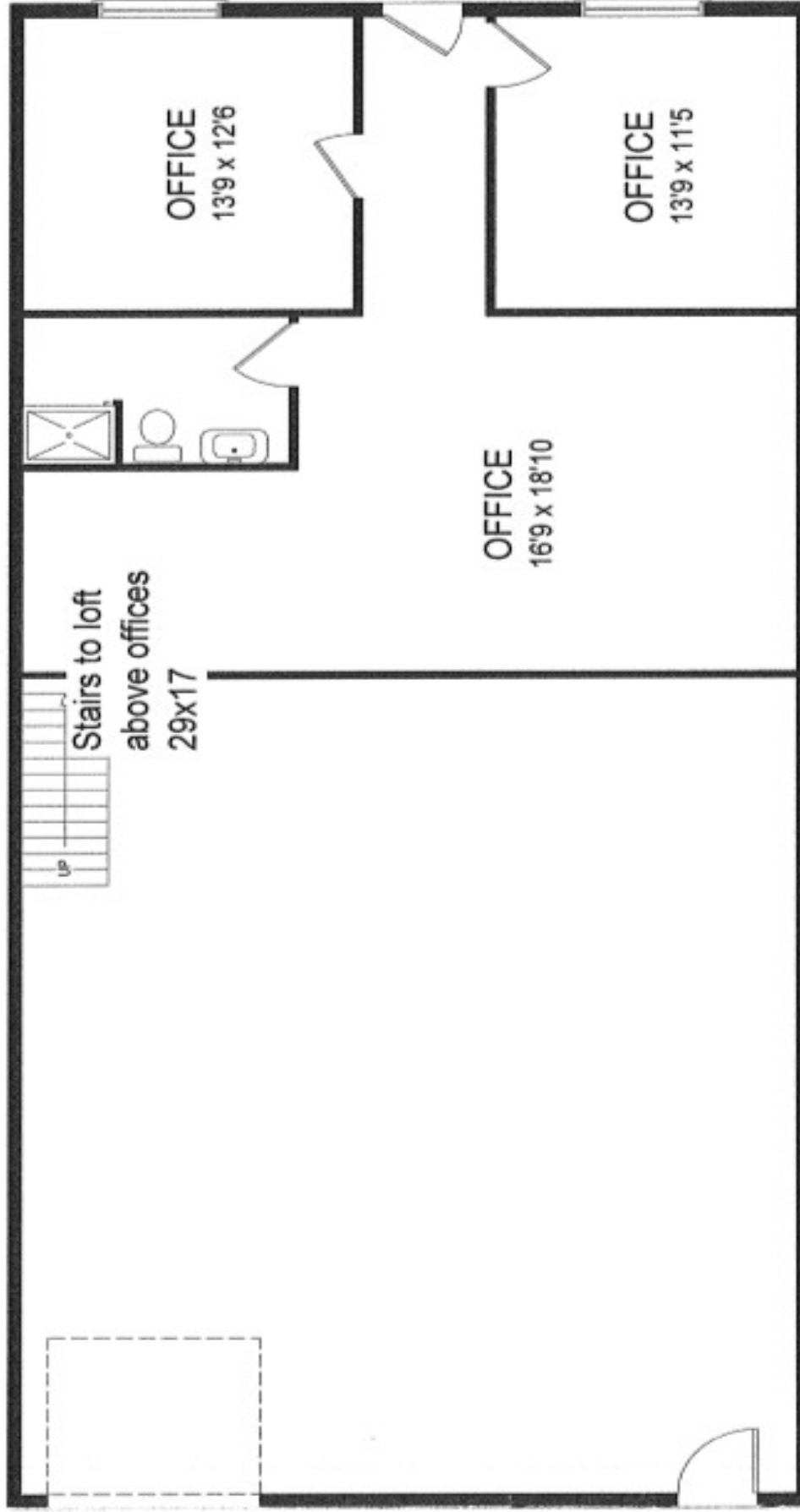
- +/- 900 S/F Office Area - Plus Upstairs Office Area
- +/- 1,250 S/F Warehouse Space with Loading Dock
- A Modern Multi-Building Business Park
- Located Minutes From Exit 16 off of I-84 All Utilities Available
- New Airport Enterprise Zone Benefits Available

**Offered at: \$6.95 PSF NNN**

PROPERTY DATA FORM			
PROPERTY ADDRESS	Hurley Farms Industrial Park 115 Hurley Road		
CITY, STATE	Oxford, CT 06478		
BUILDING INFO	Building 6	MECHANICAL EQUIP	
Total S/F	2,147	Air conditioning	Office
Number of floors	1	Sprinkler system / type	No
Avail S/F	2,147	Type of heat	Propane
Office space	900	OTHER	
Avail docks	1	Total acres	20
Avail overhead doors		Rail spur	No
Exterior construction	Masonry / Steel	Zoning	Industrial
Ceiling height	16'	Parking	Ample
Roof		Interstate	I-84
Date built	2000	Distance to	1 mile
UTILITIES		State Route	Route 8
Sewer	Yes	Distance to	5 miles
Water	Yes		
Gas	Yes	Lease rate	\$6.95 PSF NNN
Electrical	200 Amps - 120/208 - 3 Phase		



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Hurley Farms / Unit 6E

