

Godin Property Brokers LLC



Commercial / Industrial

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FOR LEASE



***6 Benson Rd
Oxford, CT 06478***

13,000 +/- Warehouse with Office Space

Ceilings Height 16'+

Loading Dock and Ample Parking

Great Location by Airport

1.5 Miles to Exit 16 of I-84

Asking: \$8.00 PSF NNN + Utilities

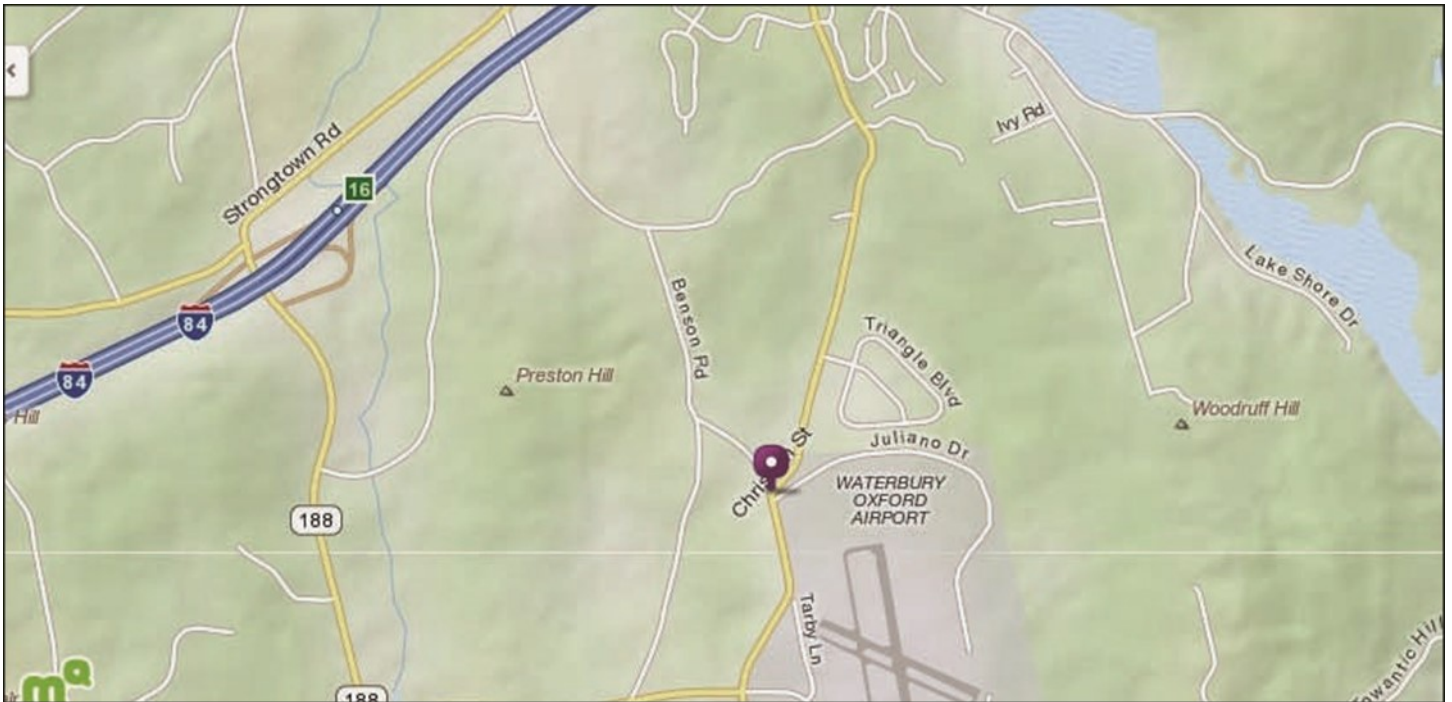


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PROPERTY DATA FORM

PROPERTY ADDRESS		6 Benson Road	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	22,600	Air conditioning	Office
Number of floors	2	Sprinkler	Yes
Avail S/F	13,000	Type of heat	Gas
Office space	4,000	TAXES	
Available docks	2	Assessment	\$792,900.00
Available drive-in doors	Possible	Mill rate	23.05
Exterior construction	Steel	Tax	\$18,276.35
Ceiling height	12' - 16'	OTHER	
Roof	Steel / rubber (2001)	Total acres	4.07
Date built	1979 / 1986	Zoning	Industrial
UTILITIES	TENANT/ BUYER TO VERIFY	Parking	30 +/-
Sewer	Septic	Interstate/distance to	I-84 Exit 16 1/2 mile
Water	Yes	TERMS	
Gas	Yes	Lease	\$8 PSF NNN + Utilities
Electric	400 amps		
Amps	120/208 volts		
Volts	3 phase		

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