

FOR LEASE

115 Hurley Road

Building 8

Oxford, CT



Building 8 14,000 S/F (Divisible to 5,250 S/F)

- **Newer Warehouse/ Manufacturing Facility**
- **+/- 2,500 S/F Finished Offices with partial shop A/C**
- **Great Business Park location minutes to I-84**
- **4 Docks, 2 Drive in Doors, 16'- 19' ceilings**
- **Airport Enterprise Zone tax benefits possible**

Lease asking price:\$7.50 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	115 Hurley Road Build 8
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,000	Air Conditioning	Office & partial
Number of floors	1	Sprinkler / Type	No
Avail S/F	14,000	Type of Heat	Propane
Office space	2,500	OTHER	
Avail docks	4	Acres	20
Avail overhead doors	2	Zoning	Industrial
Ceiling Height	16'- 19'	Parking	Ample
Ext. Construction	steel-masonry	State Route / Distance To...	Route 8/ 5 miles
Roof	Steel	Interstate/ Distance to	I-84 / 1 mile
Date Built	2009	TAXES	
UTILITIES		Assessment	
Sewer	Yes	Mill Rate	
Water	Yes	Taxes	
Gas	Yes- propane	TERMS	
Electrical	600 Amps - 120/208 3phase	Lease rate	\$7.50





