

FOR LEASE

*Hurley Farms Industrial Park
115 Hurley Rd, Building 3, Oxford CT*



- **Building 3- 15,750 S/F - Divisible**
- **Upper level +/- 6,500 S/F office and +/-4,000 S/F warehouse**
- **Lower level +/- 5,250 S/F office space can be modified to warehouse**
- **Fully air conditioned - Drive in Door (additional doors possible)**
- **A modern multi-building business park located minutes from**
- **Exit 16 off of I-84 - All Utilities Available**
- **Excellent parking and loading areas —Very well maintained**
- **New Airport enterprise zone benefits available**

PROPERTY DATA FORM

PROPERTY ADDRESS	Hurley Farms Industrial Park 115 Hurley Road Building 3		
CITY, STATE	Oxford, CT 06478		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	21,100	Air conditioning	Yes
Number of floors	2	Sprinkler system / type	No
Avail S/F	15,750	Type of heat	Propane
Office space	11,000	OTHER	
Avail docks	0	Total acres	20
Avail overhead doors	1 more possible	Rail spur	No
Exterior construction	Masonry / Steel	Zoning	Industrial
Ceiling height	14' upper 10' lower	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	*600 Amps -120/208 - 3 phase		
*Tenant to verify			

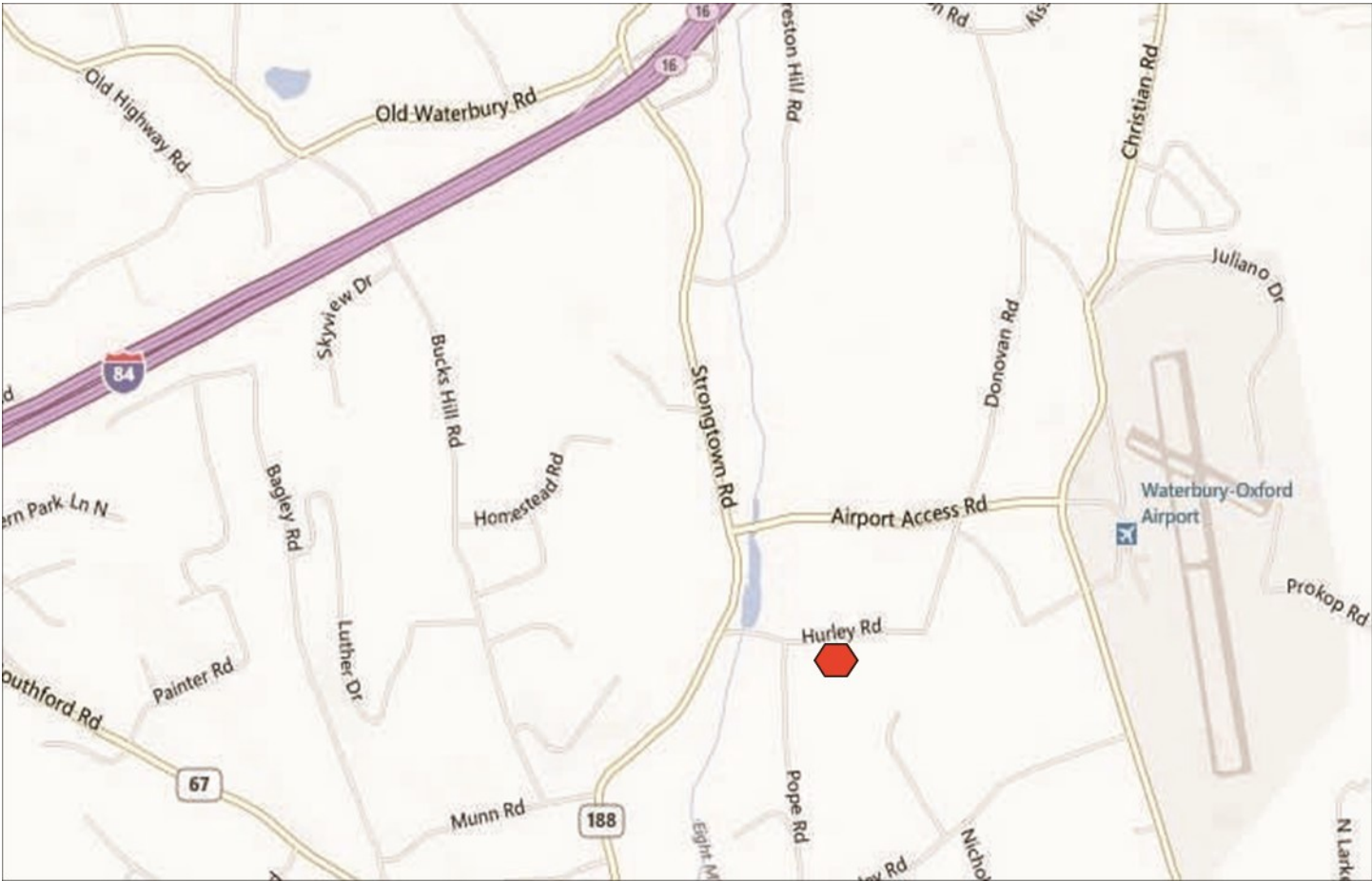
Building 3 - 15,750 S/F

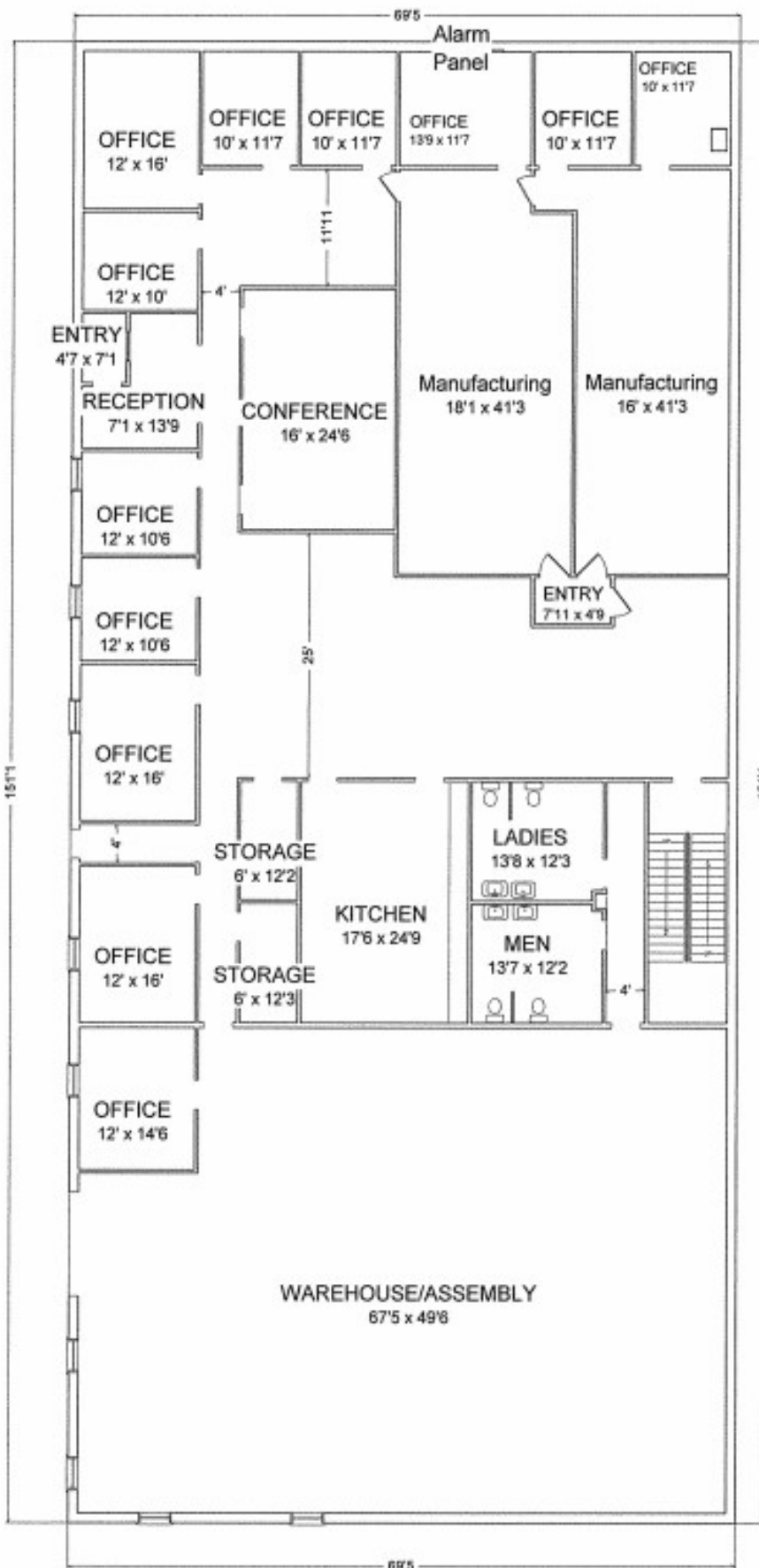
Divisible to +/- 3,000 S/F

New airport enterprise zone may offer significant tax abatements



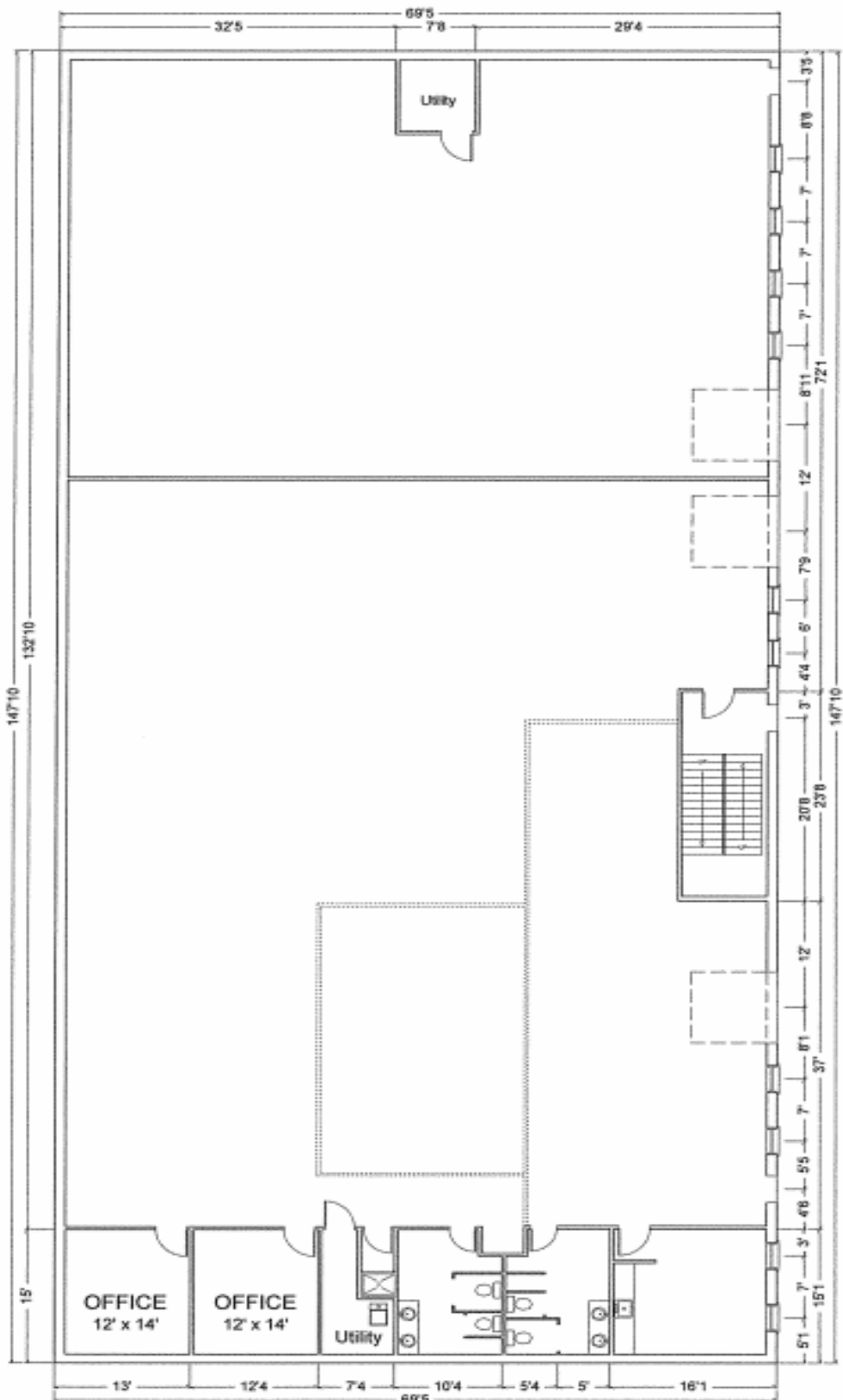
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Building 3 / Upper Level
 10487 sq ft
 Not to Scale

Former Floor Plan (space has been modified)



Building 3/ Lower Level

10,487 sq. ft. Not to Scale