

FOR LEASE

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



Building 3 - 5,250 S/F

- Lower level +/- 5,250 S/F Office Space can be Modified as Needed to Warehouse or Lab/ Assembly Space
- Fully Air Conditioned - Drive in Door
- A Modern multi-Building Business Park Located Minutes from
- Exit 16 off of I-84 - All Utilities Available - Ample Parking
- New Airport Enterprise Zone Benefits Available

Offered at: \$6.95 PSF NNN

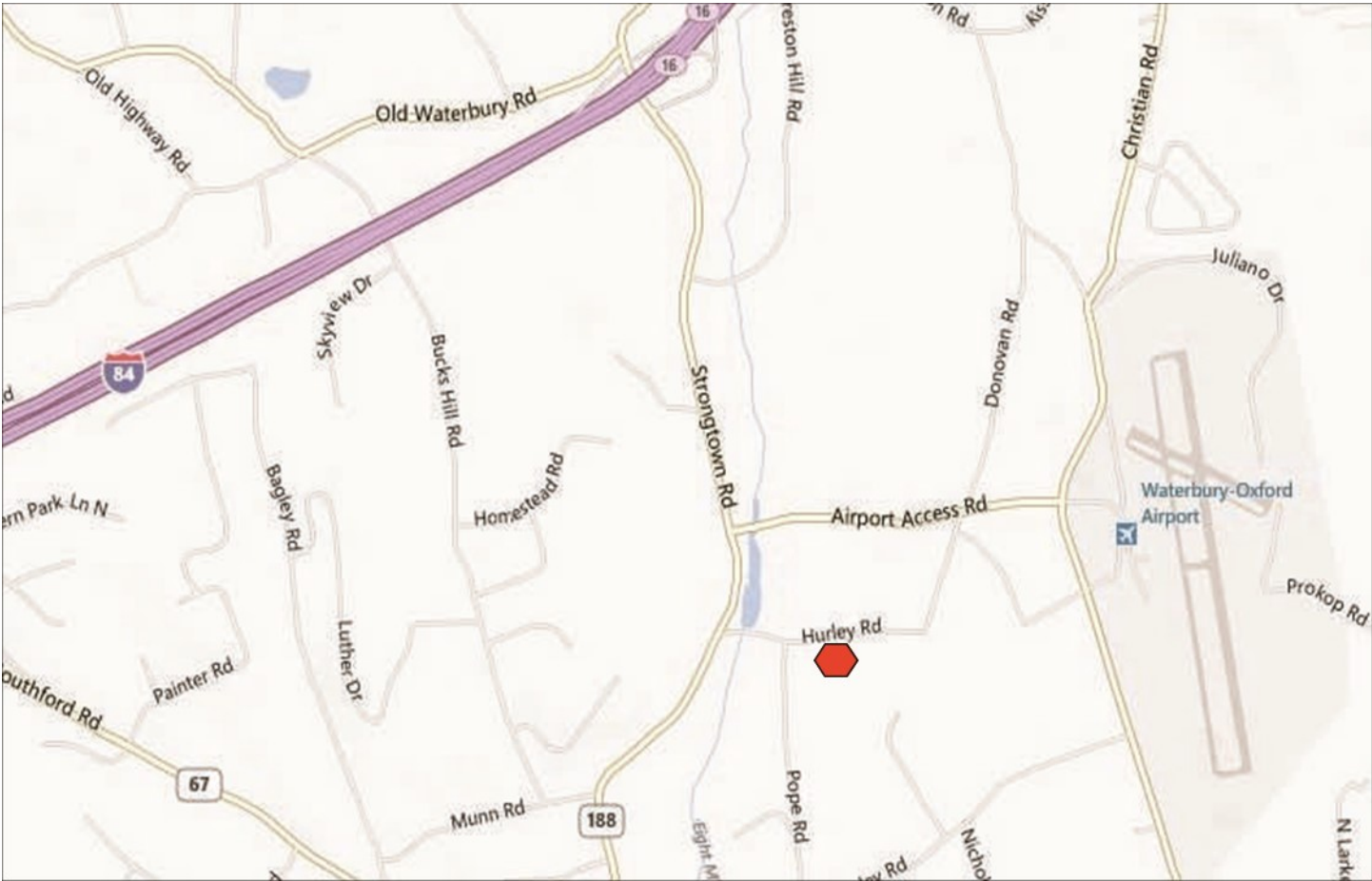
PROPERTY DATA FORM

PROPERTY ADDRESS		Hurley Farms Industrial Park 115 Hurley Road Building 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	5,250	Type of heat	Propane
Office space	4,000	OTHER	
Avail docks	0	Total acres	20
Avail overhead doors	1	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			

New airport enterprise zone may offer significant tax abatements



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Former Floor Plan (space has been modified)



Building 3/ Lower Level

10,487 sq.ft. Not to Scale