

FOR SALE

*6 Benson Rd
Oxford, CT 06478*



22,600 S/F Freestanding Industrial Building

- **13,000 S/F currently available for new owner**
- **4 acre site offers expansion possibilities**
- **Ideal for many manufacturing or warehouse uses**
- **Great location by airport with airport enterprise zone benefits available**
- **1.5 miles to Exit 16 of I-84**

Sale Price: \$1,200,000.00

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	1	Sprinkler	Yes
Avail S/F	13,000	Type of heat	Oil/propane/gas
Office space	3,500	TAXES	
Available docks	3	Assessment	\$792,900.00
Available drive-in doors	1	Mill rate	24.21
Exterior construction	Steel	Tax	\$19,196.11
Ceiling height	14' - 17'	OTHER	
Roof	Steel / rubber (2001)	Total acres	4.07
Date built	1979 / 1986	Zoning	Industrial
UTILITIES		Parking	30
Sewer	Septic	Interstate/distance to	I-84 Exit 16 1/2 mile
Water	Yes	TERMS	
Gas	Yes	Sale price	\$1,200,000.00
Electric	400 amps		
Amps	120/208 volts		
Volts	3 phase		

COMMENTS:

PTA: Lease of 9,000 S/F at \$4,900.00 through 12-31-19.

New Pending Extension: 9,000 S/F at \$5,400.00 & 3,600 S/F \$1,800.00

Tradewind: Month to month lease of 3,600 S/F \$21,600.00

JM Products: 5,200 S/F

Upstairs office: 1,600 S/F \$12,000.00 (Potential)

Downstairs office and space: 1,800 S/F \$19,200.00 (Potential)

Common (Hallways, stairs, mezzanine, bathroom, etc.) : 1,400 S/F

Expenses:

Property Tax	\$17,400.00
Property Maintenance	\$3,000.00
Water	\$800.00
Others	<u>\$5,000.00</u>
	\$26,200.00

