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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

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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	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
 \$5,000.00

 \$26,200.00





