

FOR SALE



***6 Benson Rd
Oxford, CT 06478***

22,600 S/F Freestanding Industrial Building

3,000 S/F Finished Offices

Building can be Multiple Tenants

4 Acre Site offers Expansion Possibilities

Ideal for Many Manufacturing or Warehouse uses

Sale Price: \$1,200,000.00



PROPERTY DATA FORM

PROPERTY ADDRESS	6 Benson Road		
CITY, STATE	Oxford, CT 06478		
BUILDING INFO			
Total S/F	22,600	MECHANICAL EQUIP	Office
Number of floors	1	Air conditioning	Office
Avail S/F	22,600	Sprinkler	Yes
Office space	3,000	Type of heat	Oil/gas
Available docks	3	TAXES	
Available drive-in doors	1	Assessment	\$792,900.00
Exterior construction	Steel	Mill rate	23.05
Ceiling height	14' - 17'	Tax	\$18,276.35
Roof	Steel / rubber (2001)	OTHER	
Date built	1979 / 1986	Total acres	4.07
UTILITIES	TENANT/ BUYER TO VERIFY	Zoning	Industrial
Sewer	Septic	Parking	30 +/-
Water	Yes	Interstate/distance to	I-84 Exit 16 1/2 mile
Gas	Yes	TERMS	
Electric	400 amps	Sale price	\$1,200,000.00
Amps	120/208 volts		
Volts	3 phase		

COMMENTS:

PTA: Lease of 9,000 S/F at \$5,400.00 through 12-31-20 will extend to 3/31/21

JM Products: Owner vacating +/- 6,000 S/F

Rear warehouse: 3,600 S/F

Upstairs office: 1,600 S/F

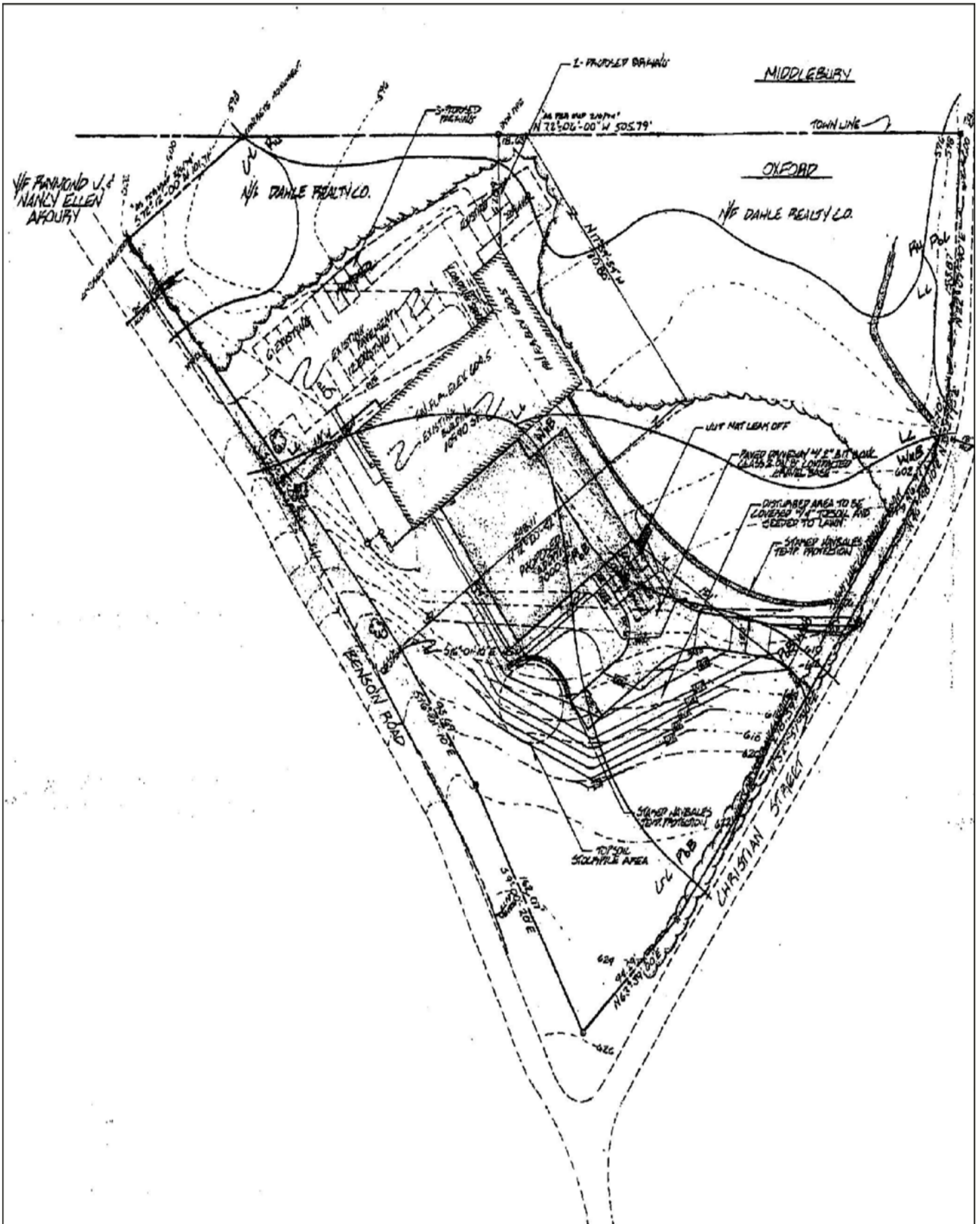
Downstairs office and middle space: 1,800 S/F

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

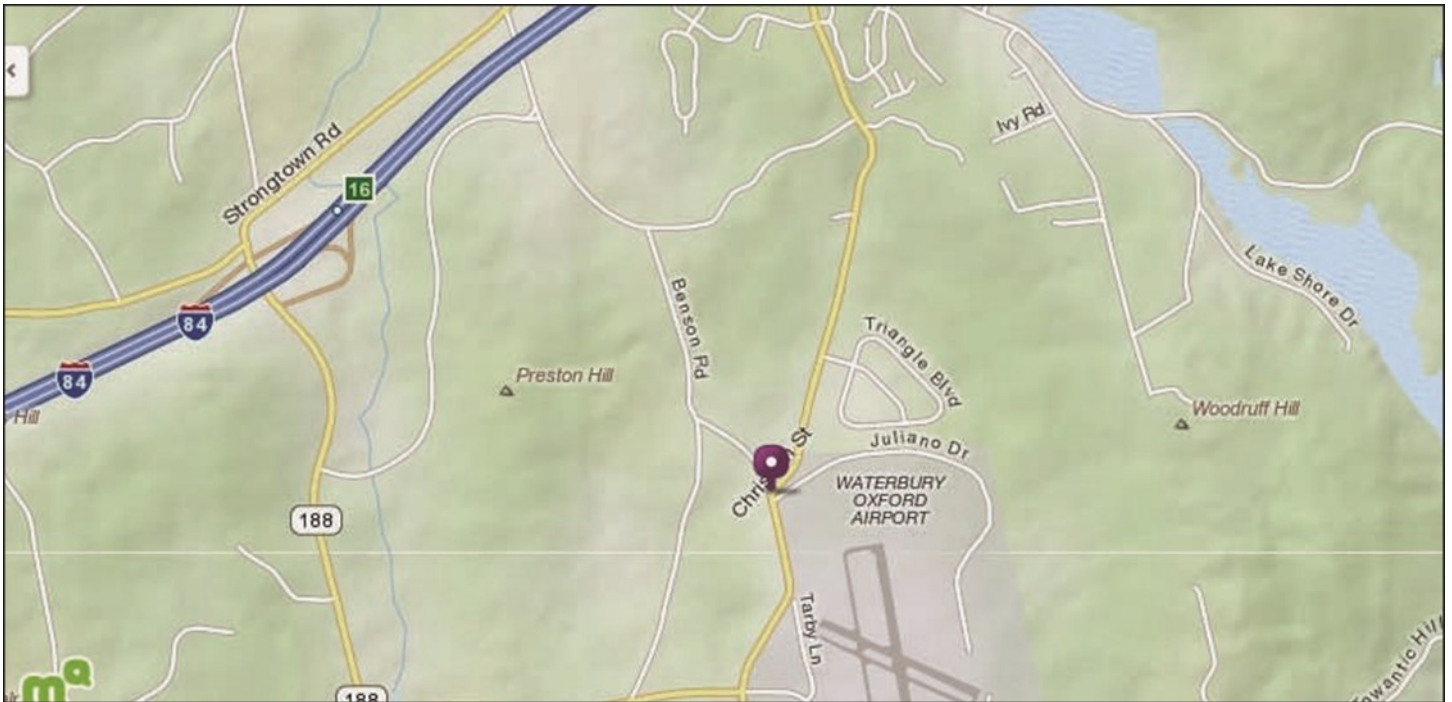
Expenses:

Property Tax	\$18,276.35
Property Maintenance	\$3,000.00
Water	\$800.00
Others	<u>\$5,000.00</u>
	\$27,076.35

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Great Location by Airport with Airport Enterprise Zone Benefits available
1.5 Miles to Exit 16 of I-84



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