

# 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
- 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

<b>PROPERTY ADDRESS</b>		6 Benson Road	
<b>CITY, STATE</b>		Oxford, CT 06478	
<b>BUILDING INFO</b>			
Total S/F	22,600	<b>MECHANICAL EQUIP</b>	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	<b>TAXES</b>	
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)	<b>OTHER</b>	
Date built	1979 / 1986	Total acres	4.07
<b>UTILITIES</b>		Zoning	Industrial
Sewer	Septic	Parking	30 +/-
Water	Yes	Interstate/distance to	I-84 Exit 16 1/2 mile
Gas	Yes	<b>TERMS</b>	
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



