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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

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PROPERTY ADDRESS	6 Benson Road Oxford, CT 06478		
CITY, STATE			
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	22,600	Air conditioning	Office
Number of floors	1	Sprinkler	Yes
Avail S/F	22,600	Type of heat	Oil/gas
Office space	3,000	TAXES	
Available docks	3	Assessment	\$792,900.00
Available drive-in doors	1	Mill rate	23.05
Exterior construction	Steel	Тах	\$18,276.35
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		

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 <i>,</i> 076.35





