

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

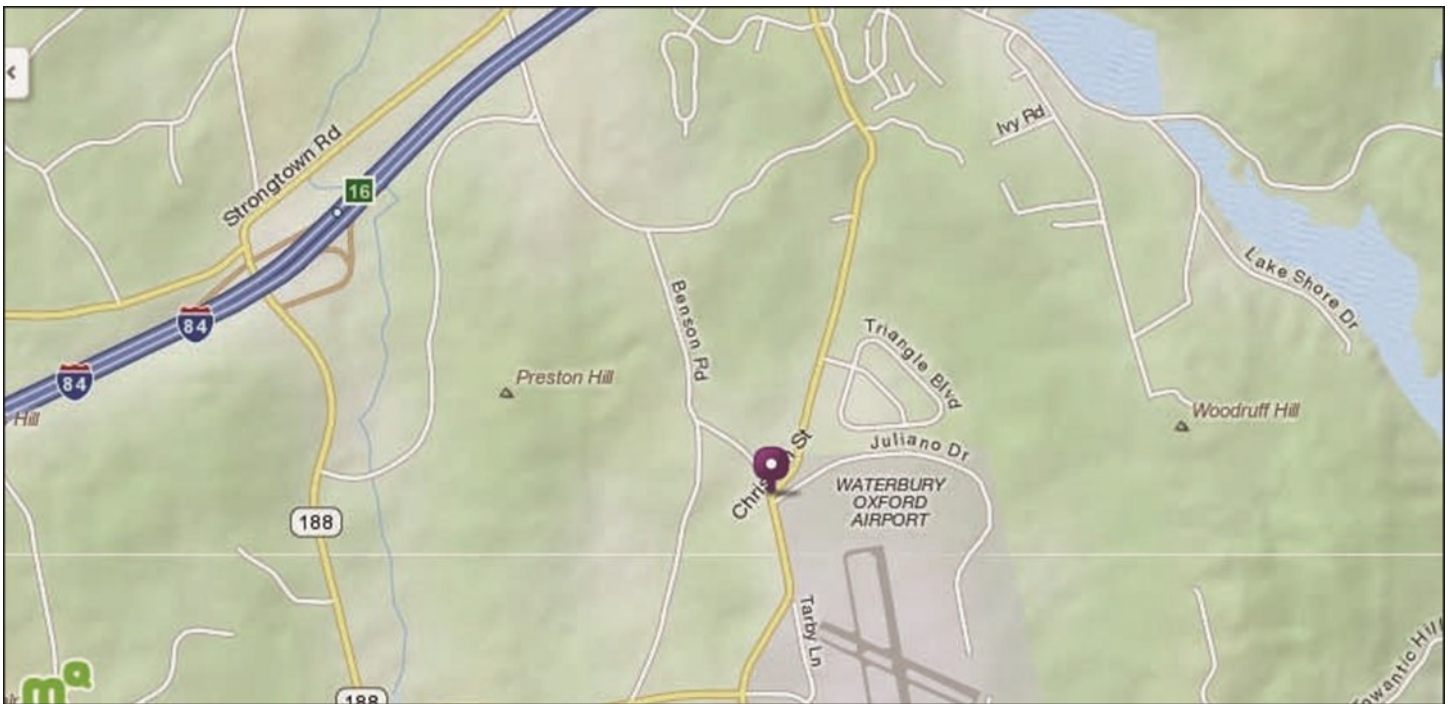
Ideal for Many Manufacturing or Warehouse uses

Sale Price: \$1,200,000.00



<u>PROPERTY DATA FORM</u>			
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	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	Tax	\$18,276.35
Ceiling height	14' - 17'	OTHER	
Roof	Steel / rubber (2001)	Total acres	4.07
Date built	1979 / 1986	Zoning	Industrial
UTILITIES	TENANT/ BUYER TO VERIFY	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		
<u>COMMENTS:</u> 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 <u>Expenses:</u> 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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