

# Godin Property Brokers LLC



Commercial / Industrial

CONTACT: ED GODIN, SIOR

E-mail: [Egodinpb@gmail.com](mailto:Egodinpb@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

## 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**



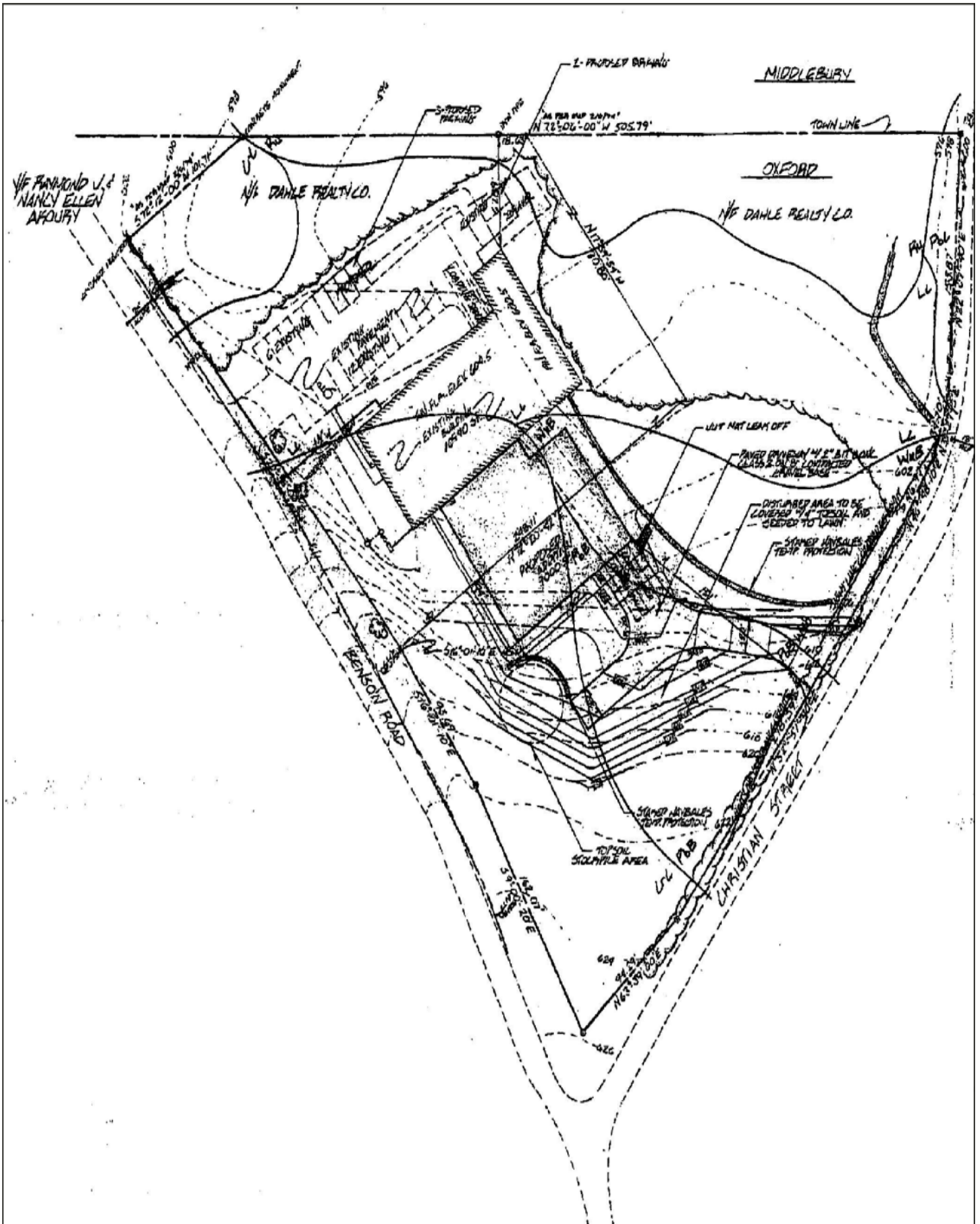
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## PROPERTY DATA FORM

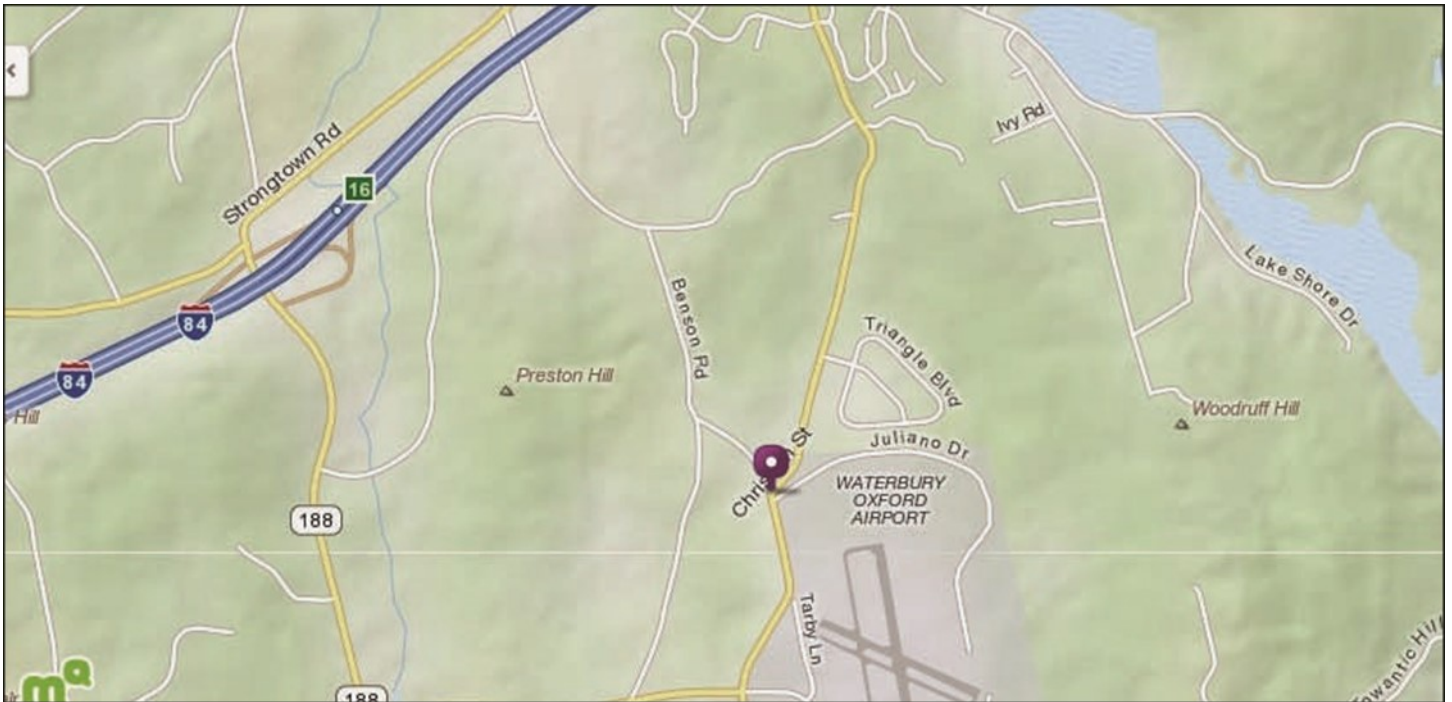
<b>PROPERTY ADDRESS</b>		6 Benson Road	
<b>CITY, STATE</b>		Oxford, CT 06478	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F	22,600	Air conditioning	Office
Number of floors	1	Sprinkler	Yes
Avail S/F	22,600	Type of heat	Oil/gas
Office space	3,000	<b>TAXES</b>	
Available docks	3	Assessment	\$792,900.00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