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Middlebury, CT, 06762

FOR SUBLEASE



***115 Hurley Rd, Building 8 Unit A
Oxford, CT 06478***

Building 8 - 5,250 S/F

1 Drive in Door / 2 Docks

200 Amps Power

A Modern multi-Building Business Park

Located Minutes from Exit 16 off of I-84

All Utilities Available

Ample Parking

Flexible Sublease Term Available

Offered at: \$8.45 PSF NNN

PROPERTY DATA FORM			
PROPERTY ADDRESS	Hurley Farms Industrial Park 115 Hurley Road Building 8 Unit A		
CITY, STATE	Oxford, CT 06478		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	5,250	Air conditioning	No
Number of floors	1	Sprinkler system / type	No
Avail S/F	5,250	Type of heat	Propane
Office space	100 +/-	OTHER	
Avail docks	2	Total acres	20
Avail Drive in Doors	1	Rail spur	No
Exterior construction	Masonry / Steel	Zoning	Industrial
Ceiling height	15' - 17'	Parking	Ample
Roof		Interstate	I-84
Date built	2005	Distance to	1 mile
UTILITIES		State Route	Route 8
Sewer	Yes	Distance to	5 miles
Water	Yes		
Gas	Yes - propane	Lease rate	\$8.45 PSF NNN
Electrical	*200 Amps –120/208 - 3 phase		
*Tenant to verify			
*Flexible sublease term available			



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