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Middlebury, CT, 06762

# FOR LEASE



***115 Hurley Rd, Bldg 4  
Unit 4D  
Oxford, CT 06478***

**+/- 2,500 S/F Office /Warehouse Space  
Ideal for Warehouse or Manufacturing**

**+/- 600 S/F Office Area - 1,900 S/F Production/Warehouse - 1 Dock**

**A Modern Multi-Building Business Park Located Minutes from**

**Exit 16 off of I-84 - All Utilities Available - Air Conditioned**

**New Airport Enterprise Zone Benefits Available**

**Offered at: \$9.95 PSF NNN**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 115 Hurley Road Bldg 4, Unit 4D

**CITY, STATE** Oxford, CT 06478

## BUILDING INFO

Total S/F 2,500 +/-  
 Number of floors 1  
 Avail S/F 2,500 +/-  
 Office space 600 +/-  
 Avail docks 1  
 Avail overhead doors  
 Ext. Construction Masonry/ Steel  
 Ceiling Height 15'  
 Roof Metal  
 Date Built 1985

## UTILITIES

Sewer Yes  
 Water Yes  
 Gas Yes - propane  
 Electrical 200 Amps - 120/208  
 3 phase

## MECHANICAL

Air Conditioning Yes  
 Sprinkler / Type No  
 Type of Heat Propane  
**OTHER**  
 Zoning Industrial  
 Parking Ample  
 Total acres 20  
 State Route / Distance I-84 1 Mile / 5 mi to RT 8  
 To...

## TAXES

Assessment  
 Mill Rate  
 Taxes

## TERMS

Lease rate \$9.95 NNN

(Available @ 8/1/24)



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