

# 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**

# Godin Property Brokers LLC

Commercial / Industrial



# 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
<b>OTHER</b>	
Zoning	Industrial
Parking	Ample
Total acres	20
State Route / Distance To...	I-84 1 Mile / 5 mi to RT 8

## TAXES

Assessment
Mill Rate
Taxes

## TERMS

Lease rate	\$9.95 NNN
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(Available @ 8/1/24)



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