

# FOR LEASE



***115 Hurley Rd, Building 9 Unit E-H  
Oxford, CT 06478***

**Building 9 - 7,000 S/F**

**1 Drive in Door / 2 Docks**

**400 Amps Power**

**A Modern multi-Building Business Park**

**Located Minutes from Exit 16 off of I-84**

**All Utilities Available**

**Ample Parking**

**Airport Enterprise Zone Benefits May Be Available**

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

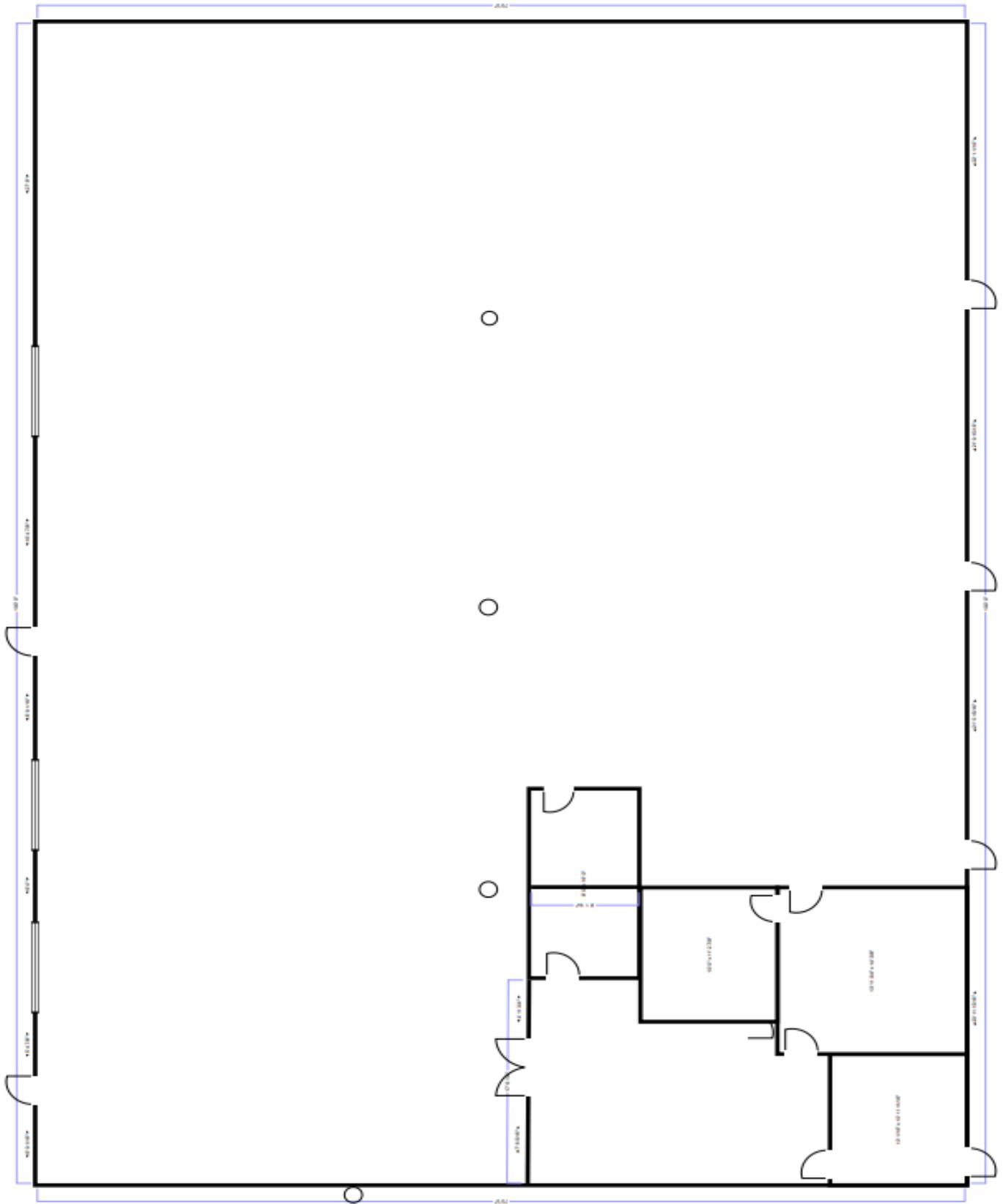
## PROPERTY DATA FORM

PROPERTY ADDRESS	Hurley Farms Industrial Park 115 Hurley Road Building 9 Unit E-H		
CITY, STATE	Oxford, CT 06478		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	7,000	Air conditioning	Yes (Office)
Number of floors	1	Sprinkler system / type	No
Avail S/F	7,000	Type of heat	Propane
Office space	500+/-	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	2010	Distance to	1 mile
UTILITIES		State Route	Route 8
Sewer	Yes	Distance to	5 miles
Water	Yes		
Gas	Yes - propane	Lease rate	\$9.95 PSF NNN
Electrical	*400 Amps -120/208 - 3 phase		
*Tenant to verify			

**airport enterprise zone may offer significant tax abatements**



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