

# FOR LEASE



***115 Hurley Rd  
Building 6, Unit 6E  
Oxford CT, 06478***

**Building 6 Unit 6E +/- 2,147 S/F  
Ideal for Warehouse or Manufacturing  
+/- 900 S/F Office Area - Plus Upstairs Office Area  
+/- 1,250 S/F Warehouse Space with Loading Dock**

**A Modern Multi-Building Business Park  
Located Minutes From Exit 16 off of I-84 All Utilities Available  
Airport Enterprise Zone Benefits May Be Available  
Offered at: \$10.95 PSF NNN**

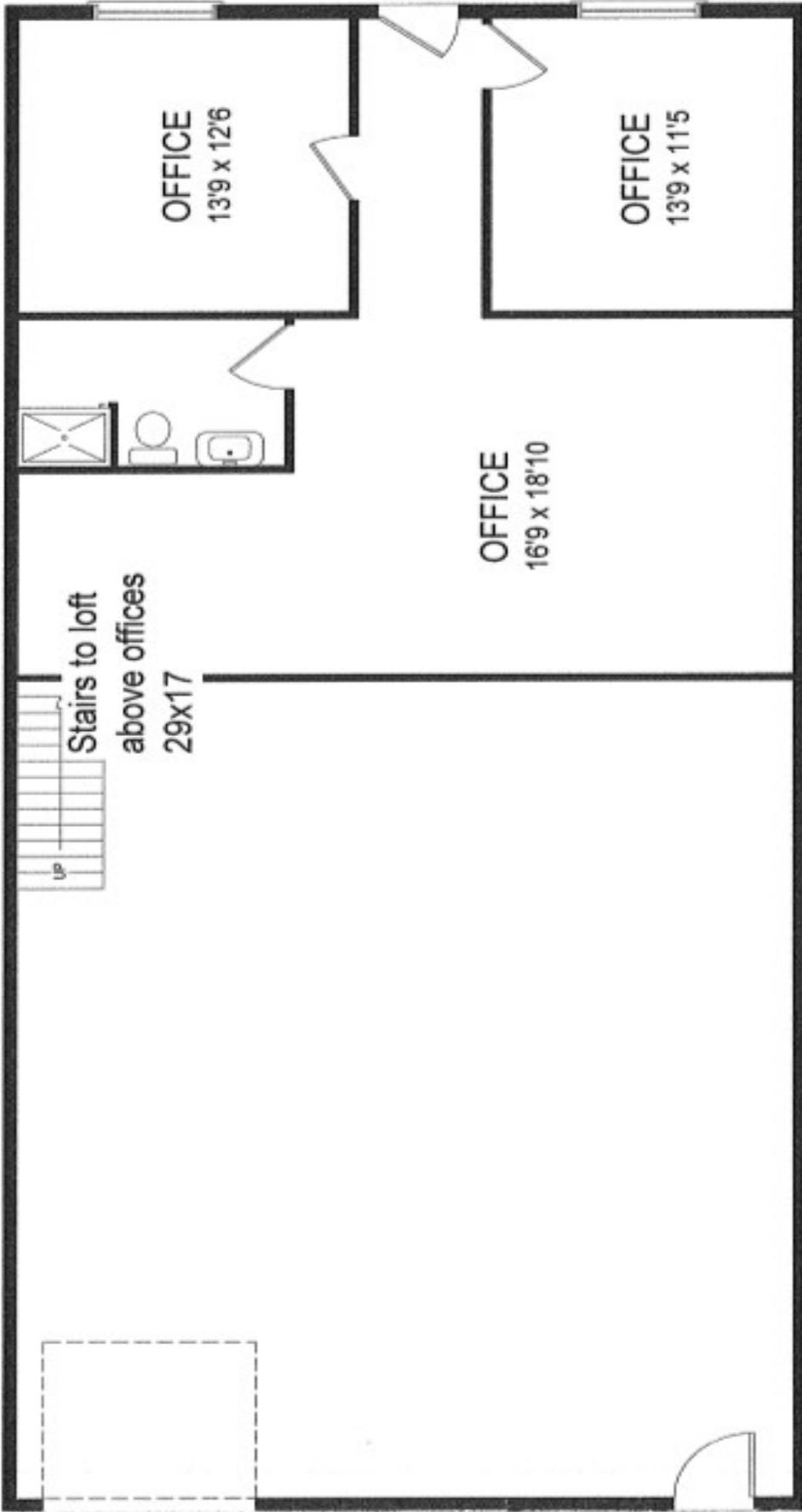
# PROPERTY DATA FORM

PROPERTY ADDRESS	115 Hurley Rd, Bldg 6 Unit 6E
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,147 +/-	Air Conditioning	Yes - Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,147 +/-	Type of Heat	Propane
Office Space	900 +/- S/F	<b>OTHER</b>	
Avail Docks	1	Acres	20
Ceiling Height	16'	Zoning	Industrial
		Parking	Ample
Ext. Construction	Masonry/Steel	State Route / Distance To...	1mi to I-84 / 5mi RT 8
Roof		<b>TAXES</b>	
Date Built	2000	Assessment	
<b>UTILITIES</b>	<b>Tenant to Verify</b>	Appraisal	
Sewer	Yes	Mill Rate	
Water	Yes	Taxes	
Gas	Yes	<b>TERMS</b>	
Electrical	200 amps -120/208 - 3 phase	Lease	\$10.95 PSF NNN



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Hurley Farms / Unit 6E

