

FOR LEASE



***115 Hurley Rd, Bldg 3
Oxford, CT 06478***

Building 3 - Up to +/- 10,500 S/F Available

**Upper Level: +/- 6,000 S/F Office / R&D / Warehouse Space
(Drive-in Door Possible)**

+/- 4,500 Warehouse Space with Drive-in Door

Fully Air Conditioned - Ideal for Assembly or Light Manufacturing

**A Modern Multi-Building Business Park Located Minutes
from Exit 16 off of I-84**

All Utilities Available w/ Ample Parking

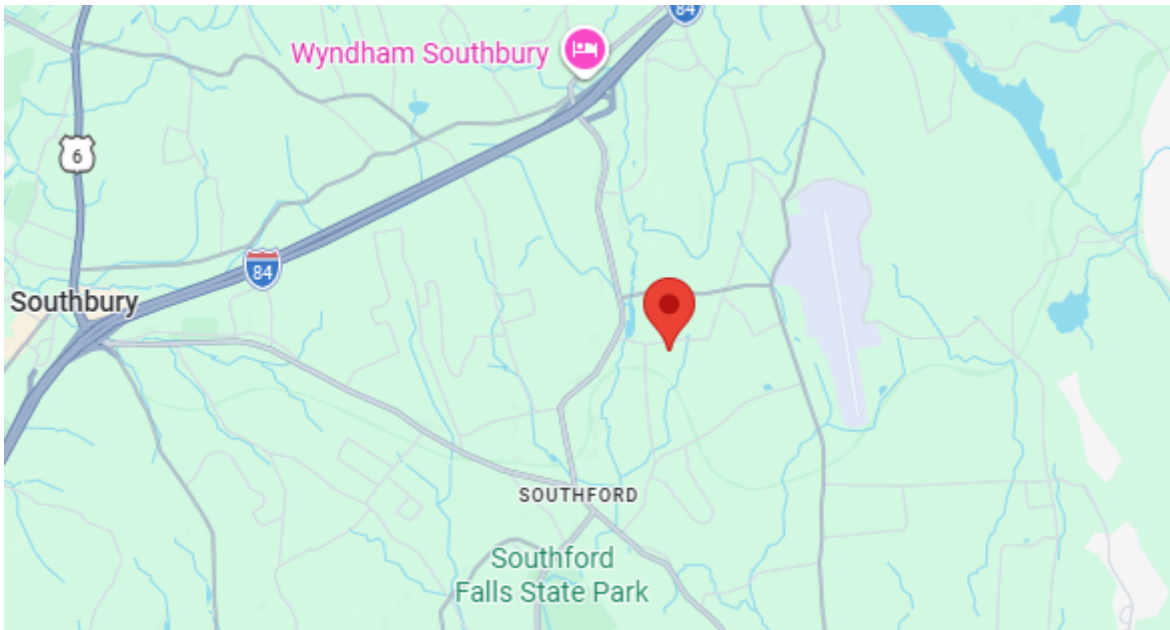
Airport Enterprise Zone Benefits May Be Available

Offered at: \$8.95 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	115 Hurley Rd
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	21,000 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	10,500 +/-	Type of Heat	Propane
Divisible to	4,500 +/- S/F	OTHER	
Drive-In Doors	1	Acres	20
Date Built	1985	Zoning	Industrial
Ext. Construction	Masonry/Steel	Parking	Ample
Ceiling Height	14' Upper	State Route / Distance To...	1mi to I-84
Roof	Steel	TAXES	
UTILITIES	Tenant to Verify	Assessment	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	Propane	Taxes	
Electrical	400 amps -120/208 - 3 phase	TERMS	
		Lease	\$8.95 PSF NNN



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★★★★★ Commercial / Industrial

