



**COMMERCIAL
CONNECTION**
Real Estate Services

FOR SALE

6 Benson Road

Oxford, Connecticut, 06478

John Famiglietti
Commercial Connection LLC
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- **FOR SALE \$ 1,750,000.00 \$150,870.00 NOI 8.6 % Cap Rate**
- **Fully Leased – Fox Pest Control- Paragon Sign – JM Products**
- **\$15,539.00 monthly income – Taxes \$20,000.00 – Insurance \$6,000.00 - Maintenance \$5,000 = \$32,000.00 Expenses**
- **Modern 23,720 +/- SF Industrial Building with 2,000 +/- SF Office**
- **4.07 Acres zoned Industrial**
- **1.5 Miles from I-84 exit 16**
- **Adjacent to the Oxford – Waterbury Airport**

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6 Benson Road Oxford, Connecticut



Fox Pest Control: 7,330 +/- sq ft , \$6,219.16 per month - \$11.00 psf
Lease 10/ 01/ 2024 to 9/30/2029 with two 5 year options.
Option @ \$11.00 sq ft year 1& 2 - year 3 & 4 \$11.50 per sq ft .

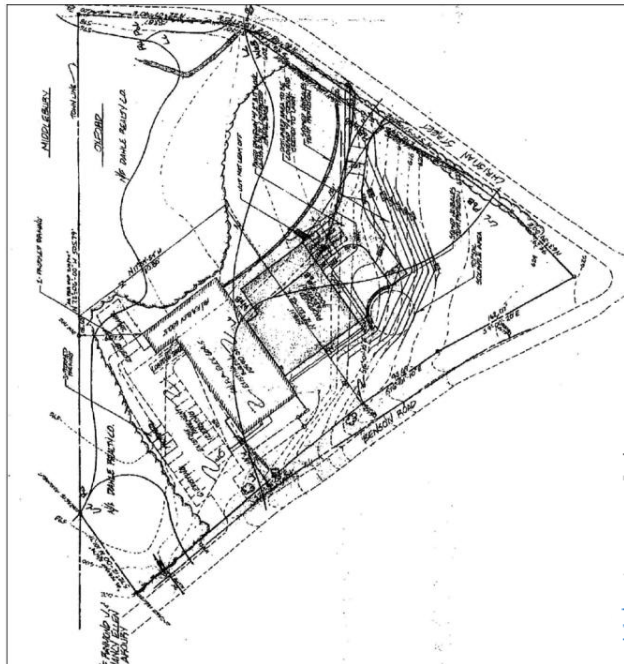
J M Products : 4,400 +/- sq ft \$3,550 per month \$9.68 psf (previous owner)
Lease 05/01/2023 to 04/30/2028

Garage at the back: Larry ; 3,000 +/- sq ft \$2,200 per month \$8.80 psf
Lease expiring will renew for another three years

Paragon Sign : 3,500 +/- sq ft \$ 3,270 per month \$12.20 psf
Lease 10/01/2021 to 09/30/2024 Tenant will renew for five years in October 2024

Small Garage used by Landlord available or rentable for \$500 monthly

Utilities separately metered – Tenants pay for their own dumpster
Landlord pays Property Tax – Property Insurance and Maintenance



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