

INDUSTRIAL/OFFICE SPACE FOR LEASE

119 Hawley Road, Oxford, CT

Located in a beatifically appointed building, the following Industrial and Office Space is now available:

1st Floor Total Space Available—5,575 SF

3,520 SF Warehouse

Two Loading Docks & 28' Ceiling Height

2,055 SF Office, Suite 102

Conference Room, General Office Space w/Full Kitchen & Dining Area, Private Bathroom

Can be Subdivided

Additional Office Suites Available:

1,900 SF—Suite 201

Conference Room, General Office Space, Kitchenette and Private Bathroom

3,000 SF—Suite 202

Conference Room, General Office Space, Private Offices, Kitchenette and Private Bathroom

10,475 SF Total Space Available

LEASE RATE: \$10.00 psf plus NNN



Possible uses include:

- ♦ General Office
- ♦ Research & Development
- ♦ Manufacturing
- ♦ Warehouse and/or Light Assembly

2000 AMP electrical service with town sewer, water, propane gas, plus fiber optics.

Ample parking with close proximity to Oxford Airport

Located in the Airport Development Zone: Your business may be eligible for a five-year, 80% property tax abatement providing you meet the qualifying requirements. Please see attachment.



P.O. Box 2, Middlebury, CT 06762

www.CalabreseAgency.com

R. CALABRESE AGENCY, L.L.C.

203-573-0342

Ralph Calabrese 203-228-7127

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.

FOR LEASE
WAREHOUSE & OFFICE SUITE 102
119 Hawley Road, Oxford, CT
WILL SUBDIVIDE



www.CalabreseAgency.com Ralph Calabrese 203-228-7127

rlc@CalabreseAgency.com

OFFICE FOR LEASE SUITE 201

119 Hawley Road, Oxford, CT



OFFICE FOR LEASE SUITE 202

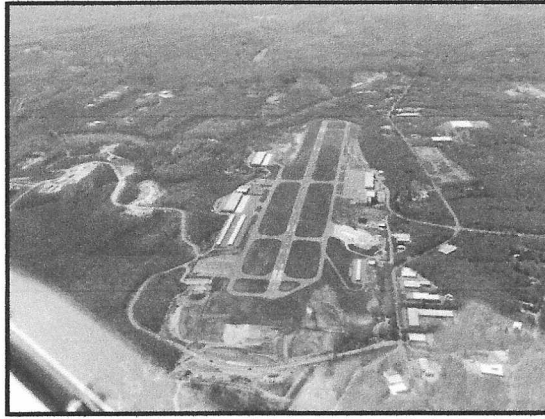
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AIRPORT DEVELOPMENT ZONES



This program provides a tax abatement for businesses that meet the qualifying requirements in an airport development zone.

KEY INCENTIVES FOR BUSINESSES

For qualifying businesses:

- a five-year, 80% property tax abatement.

Eligibility

A variety of businesses may be eligible for these incentives, including but not limited to the following:

- manufacturer, process or assemble raw materials or parts;
- perform manufacturing-related research and development; or
- significantly service, overhaul or rebuild industrial machinery and equipment;
- warehouse and transport freight (as long as the business is dependent on goods shipped by air);
- provide business services, including information technology services, directly related to airport operations.

These programs are designed to encourage capital improvements to land and/or buildings, businesses must be prepared to either renovate an existing facility by investing at least 50% of its pre-acquisition value in the renovation, OR construct a new facility, OR expand an existing facility, OR acquire a facility that has been idle (minimum period of idleness depends on average number of employees).

Note: if the applicant is leasing this qualifying facility, the lease must be for at least five years with the option at that point to either 1) renew the lease for an aggregate term of not less than 10 years or 2) buy the facility.

The three approved Airport Development Zones include the following:

- Bradley International Airport (BDL)
- Groton-New London (KGON)
- Waterbury-Oxford Airport (KOXC)

How to Apply

- Prior to starting any project, the business must first submit a Preliminary Questionnaire through the local economic development office for the town.
- The Preliminary Questionnaire will be reviewed by the municipality and forwarded to the DECD. If the business, the facility, and the project all meet the initial prequalifying eligibility requirements, then DECD will provide the formal application with instructions on how to proceed.
- The application - along with all required documents - must be submitted to the Department of Economic and Community Development prior to October 1 of the year in which the project will be completed.
- If approved, DECD will issue a Certificate of Eligibility.