

# 10-16 Charles Street | Needham, MA

## FOR SALE or LEASE

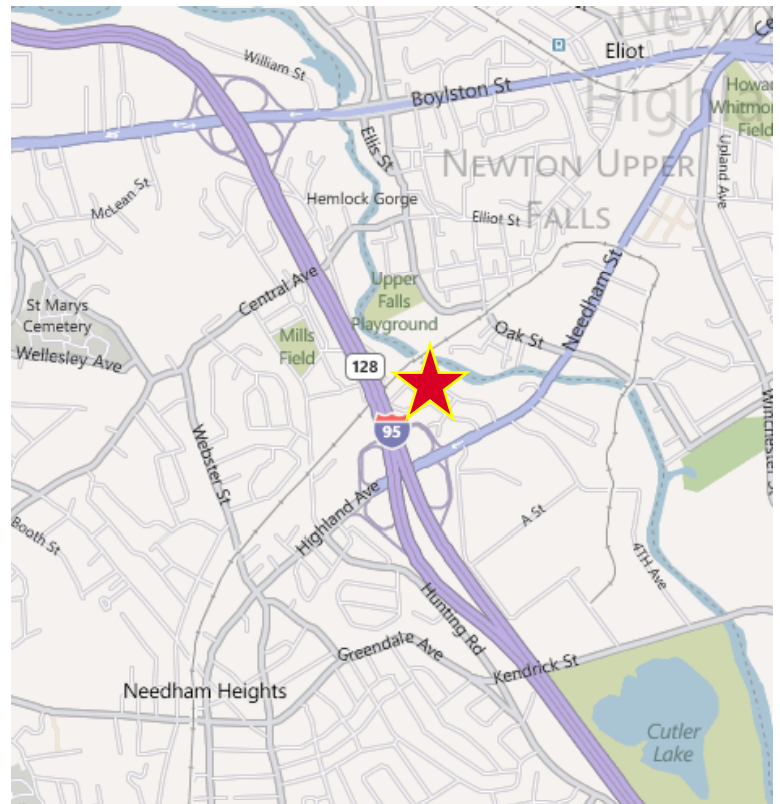
### 40,000 SF Flex/Showroom/ Food Processing Building

10-16 Charles Street, Needham is being offered for sale or lease. Located right off Route 128 at Exit 19B, this is a great opportunity for a user/buyer to occupy up to 38,000 SF with rent income in place. Lease options are 1,500 SF and up.



### BUILDING INFORMATION

<b>Location:</b>	Exit 19B off I-95/Route 128
<b>Property Type:</b>	Flex/Showroom/Food Processing
<b>Building Size:</b>	40,000 SF
<b>Year Built:</b>	1961
<b>Lot:</b>	.93 Acres
<b>Structure:</b>	Masonry/steel
<b>Exterior:</b>	Brick/concrete block
<b>Roof:</b>	Flat composition
<b>Taxes:</b>	\$16,068,072/quarter FY 2012
<b>Loading:</b>	Eight tailboard docks
<b>Power:</b>	400 amp
<b>HVAC:</b>	Air conditioned throughout
<b>Clear Height:</b>	15'
<b>Utilities:</b>	Electric: NStar Natural Gas: NStar Municipal Water/Sewer



Commercial Real Estate Services, Worldwide.

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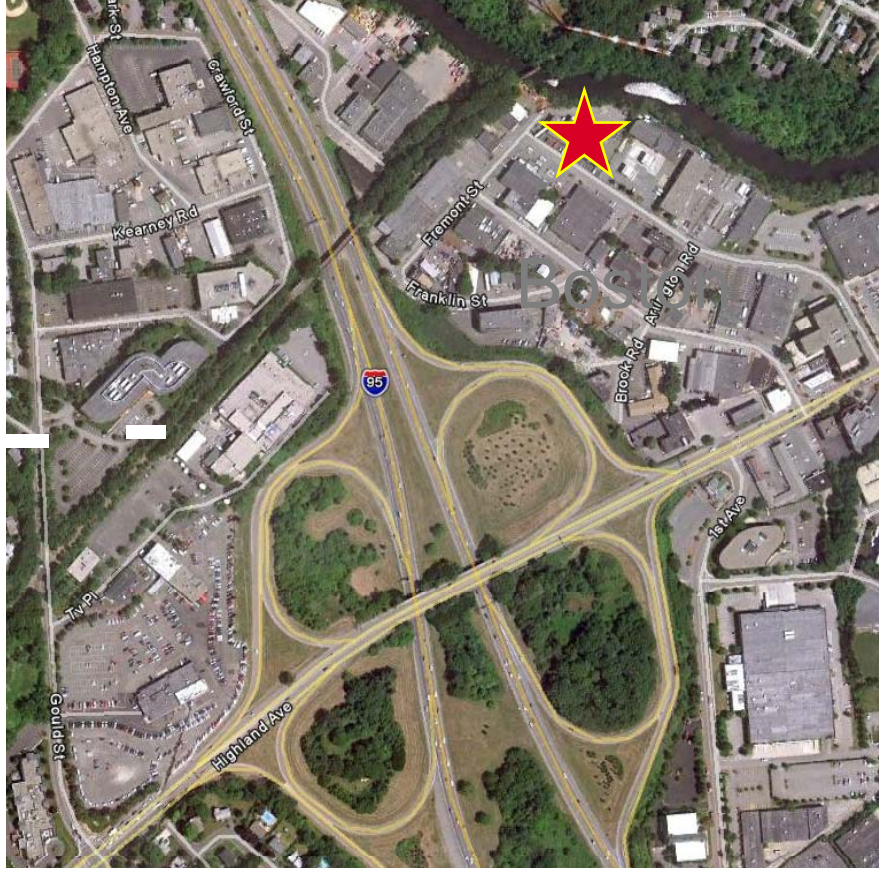
All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

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## Showroom

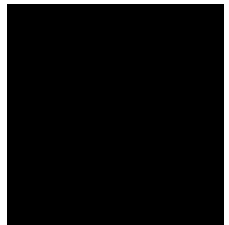
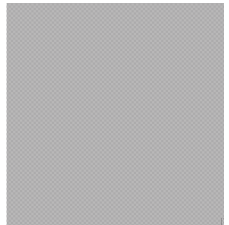


## Food Processing



## BUILDING FEATURES

- Showroom
- HACCP/USDA/FDA grade
- Subzero holding freezer and  $\pm 34^{\circ}$  cooler
- Floor drains
- Glass board ceilings and walls
- Grease trap
- Cooking hoods
- Steam boiler



## CONTACT INFORMATION



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