

1073 MAIN STREET | MILLIS, MA



Available for Sale or Lease
72,000 SF Manufacturing/Warehouse
Situated on a 75-acre site

CSX Rail access and 8-acres of
paved outside storage



Commercial Real Estate Services, Worldwide.

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.

contact information

Greg Klemmer, Executive Vice President | 617 457 3253 | gklemmer@naihunneman.com

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303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

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72,000 SF Manufacturing/Warehouse Space

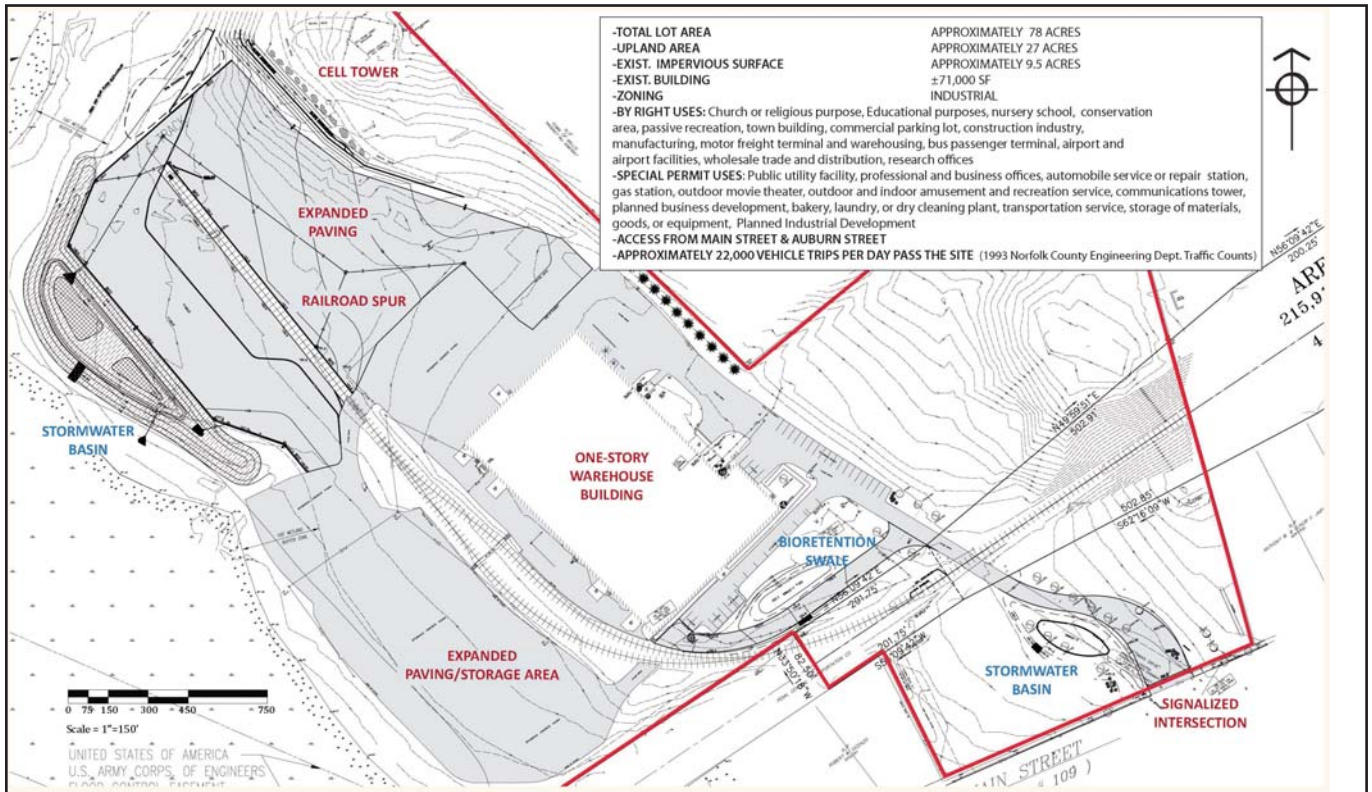
SPECIFICATIONS:

Total SF:	72,000	Rail	CSX rail with large platform to building
Available SF	72,000 SF(12,000 SFof office)	Outside Storage	8-acres (paved)
Property Type	Manufacturing/Warehouse	Parking	200 Surface spaces
Land Area	75+/- Acres	Power	1,200amp/480v/3 phase
Year Built	1960 (Multiple renovations, most recent 2009)	Utilities	<i>Electricity - NStar</i> <i>Gas - Columbia Gas</i> <i>Water/Sewer - Town of Millis</i>
Clear Height	14'-18'	R.E. Tax	\$0.70 SF
Column Spacing	20' x 23'	Available	Immediate
Construction	Masonry	Lease Rate	\$4.95 NNN
Sprinklers	Wet in office, Dry in manufacturing/warhouse	Sale Price	TBD
Lighting	Energy efficient Flourescent	Location	Strategic location on Rt. 109 in between Interstates 495 & 95 with access to MBTA commuter rail
HVAC	Office only		
Loading	Five (5) tailboard docks		
Zoning	Industrial Park (IP)		



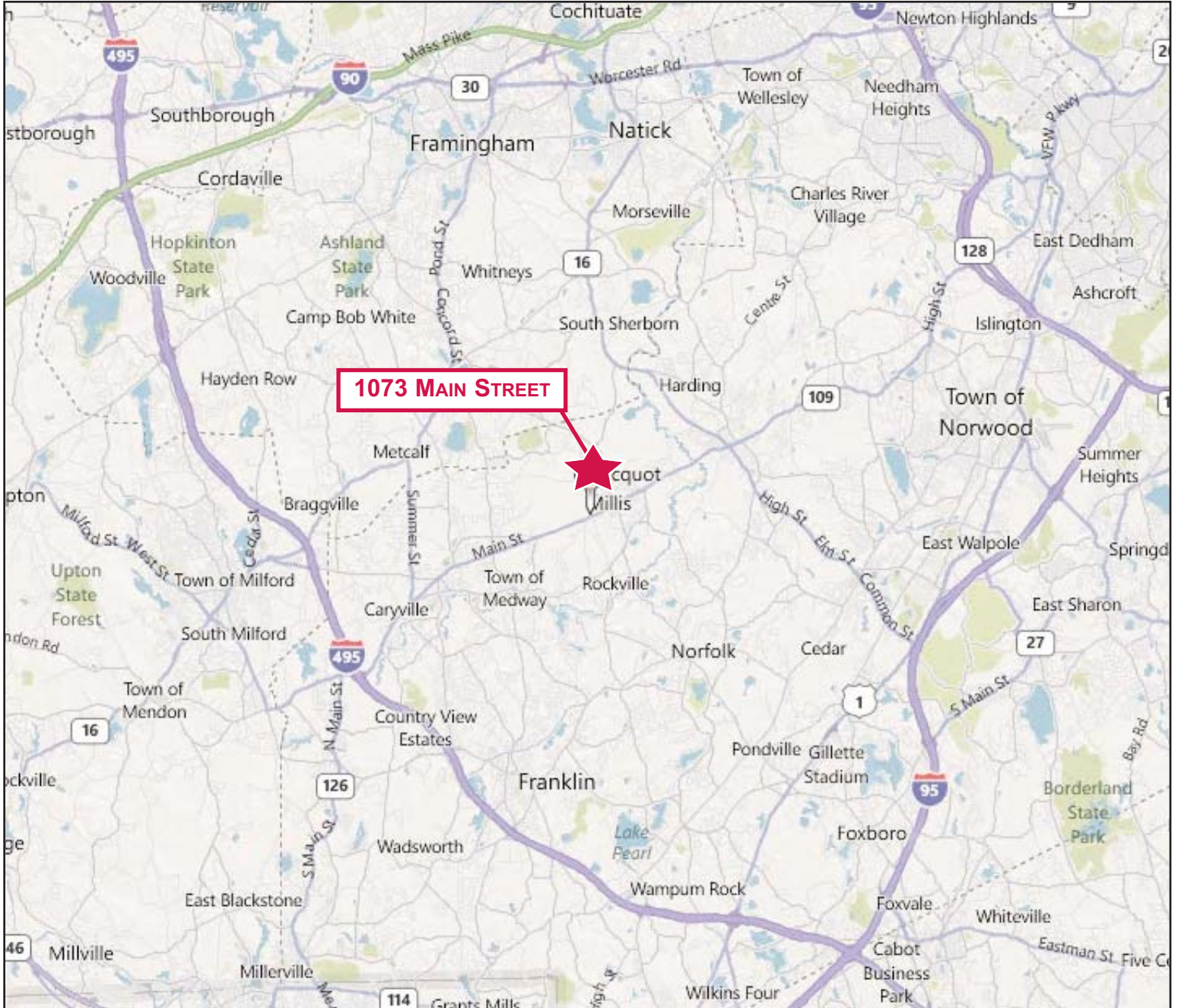
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