

# 11 CAMPANELLI DRIVE | FREETOWN, MA



## **FOR LEASE 66,000 SF**

Warehouse Space with Mainline CSX Rail Access  
& 15 Acres of Paved, Outside Storage

**TURNKEY OPPORTUNITY FOR LARGE USERS  
NEEDING SIGNIFICANT 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

Cathy Minnerly, Executive Vice President | 617 457 3334 | [cminnerly@naihunneman.com](mailto:cminnerly@naihunneman.com)

Ovar Osvold, Associate | 617 457 3222 | [oosvold@naihunneman.com](mailto:oosvold@naihunneman.com)

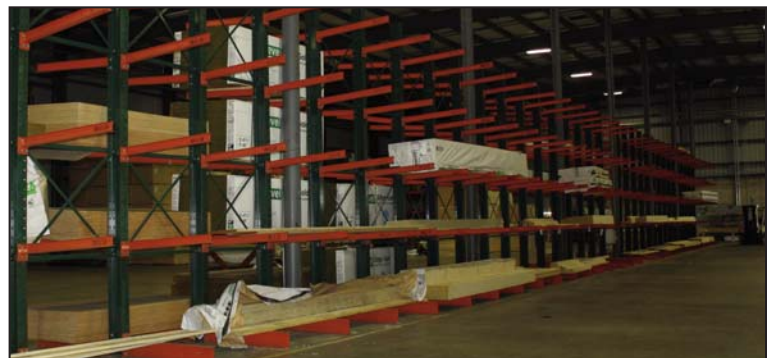
303 Congress Street | Boston, MA 02210 | 617 457 3400 | [www.naihunneman.com](http://www.naihunneman.com)

# 11 CAMPANELLI DRIVE | FREETOWN

## Industrial/Warehouse Space

### BUILDING SPECIFICATIONS:

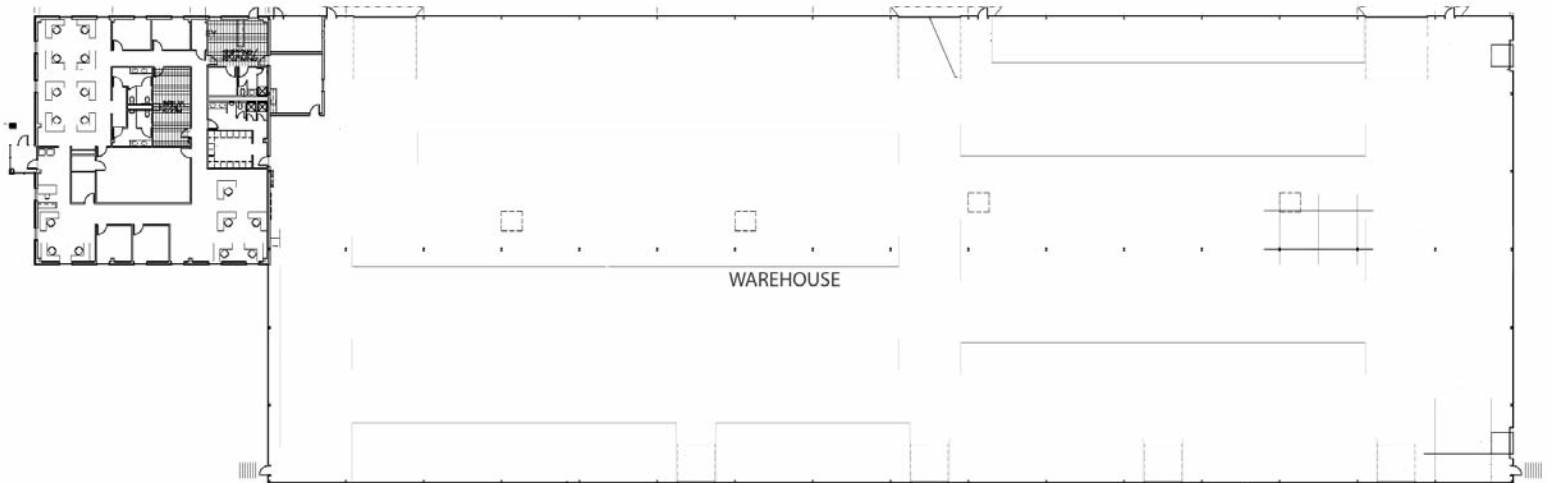
<b>Total SF</b>	78,000 SF (Including Canopy)
<b>Available SF</b>	66,000 SF
Office	6,000 SF
Warehouse	60,000 SF
<b>Canopy Area</b>	12,000 SF (Fully sprinklered)
<b>Property Type</b>	Office/Warehouse
<b>Land Area</b>	23.1 acres
<b>Year Built</b>	2002
<b>Clear Height</b>	30' ceiling clear
<b>Column Spacing</b>	20' x 60'
<b>Construction</b>	Concrete, block & steel
<b>Roof</b>	Insulated metal
<b>Sprinklers</b>	Dry sprinkler system
<b>Lighting</b>	T-5 & sensed lighting
<b>HVAC</b>	Office area
<b>Loading</b>	Three (3) drive-in doors & two (2) tailboard docks with levelers, bumpers & seals.
<b>Rail Siding:</b>	Four (4) Mainline CSX rail doors serviced by Mass Coastal Rail
<b>Parking</b>	Extensive truck & vehicle parking
<b>Outside Storage</b>	15 acres - paved, lit, & fenced
<b>Power</b>	1,200 amps, 480/277
<b>Utilities</b>	
<b>Gas:</b>	Natural Gas
<b>Electric:</b>	NStar
<b>Sewer:</b>	Septic
<b>R.E. Tax / CAM</b>	\$1.20 psf / \$.95 psf (FY 2011)
<b>Available</b>	June 2012
<b>Lease Rate</b>	TBD
<b>Location</b>	Located on Route 24 with immediate access at Exit 9 and just minutes from Intersate 495. Close proximity to airports as well as Boston & Providence.



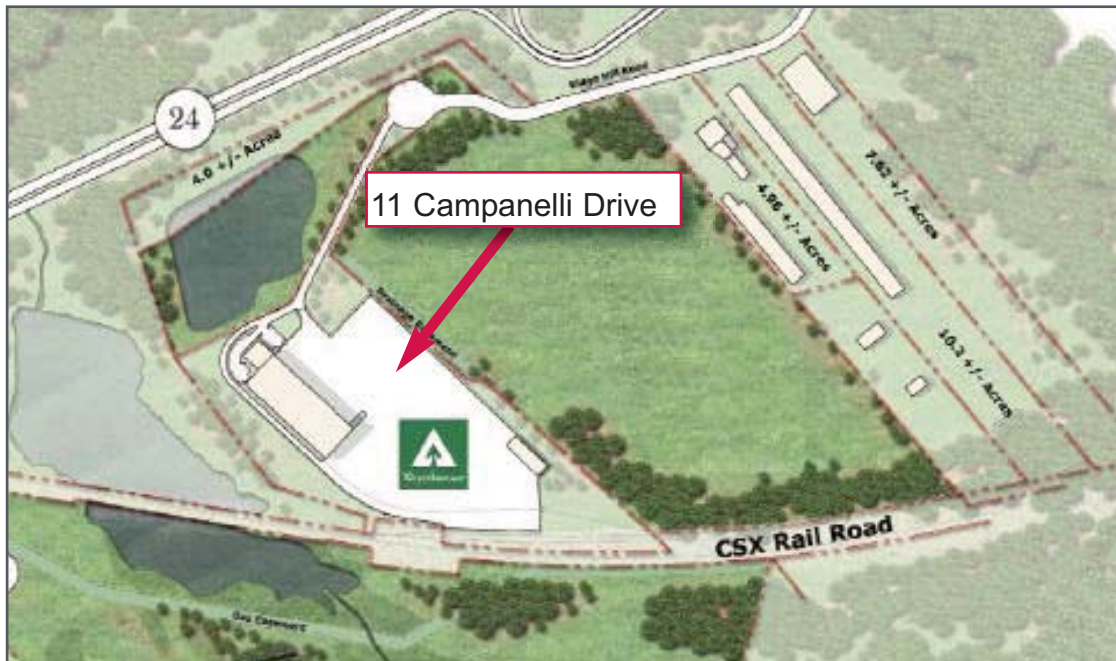
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For Lease

## FLOOR PLAN



## OVERALL PARK PLAN



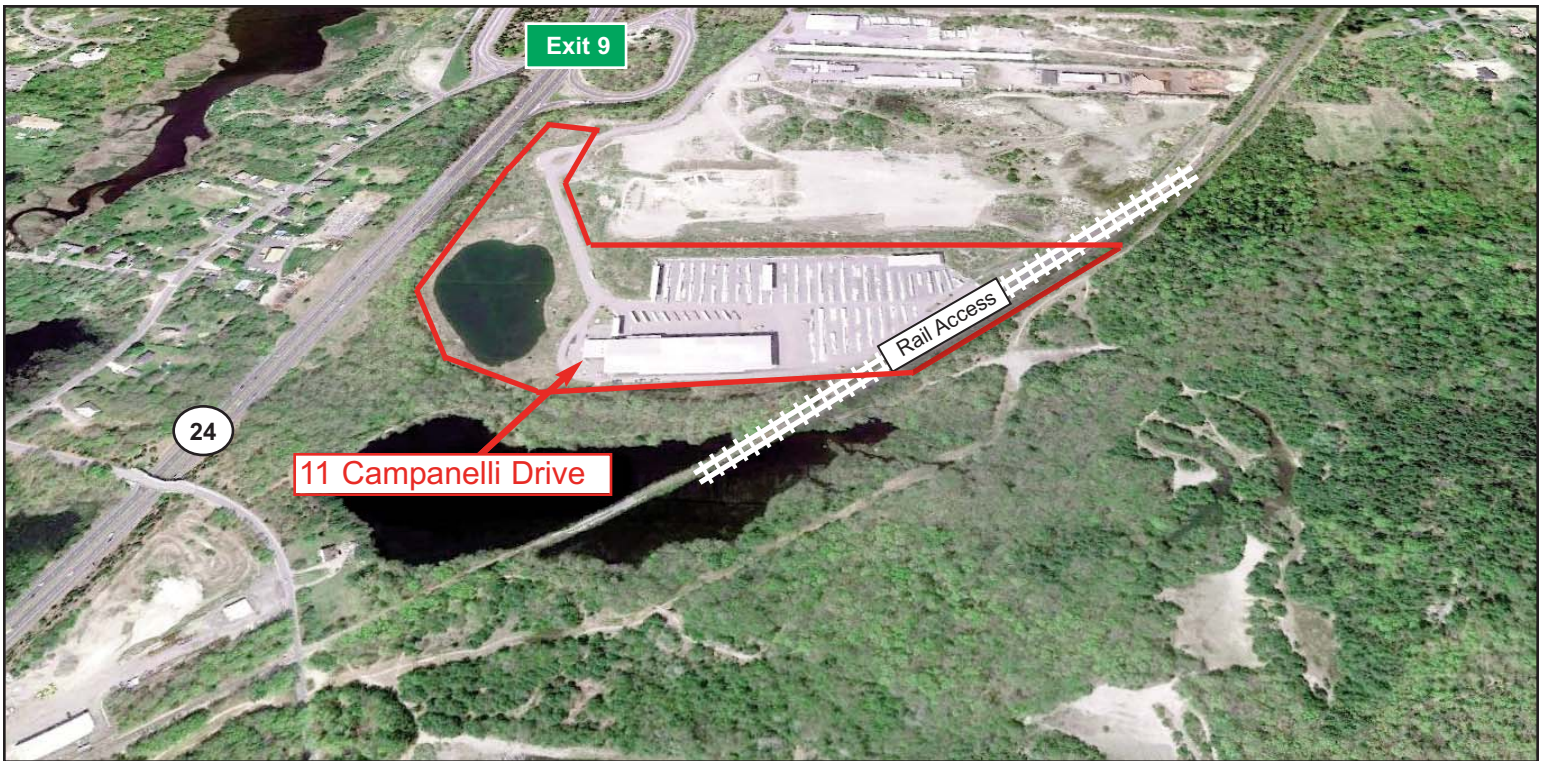
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66,000 SF Industrial Warehouse Space



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