

116 LUNDQUIST DRIVE | BRAINTREE, MA

Price Reduction!



For Sale or Lease
52,200 SF Office/Warehouse Building

NAIHunneman

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

Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

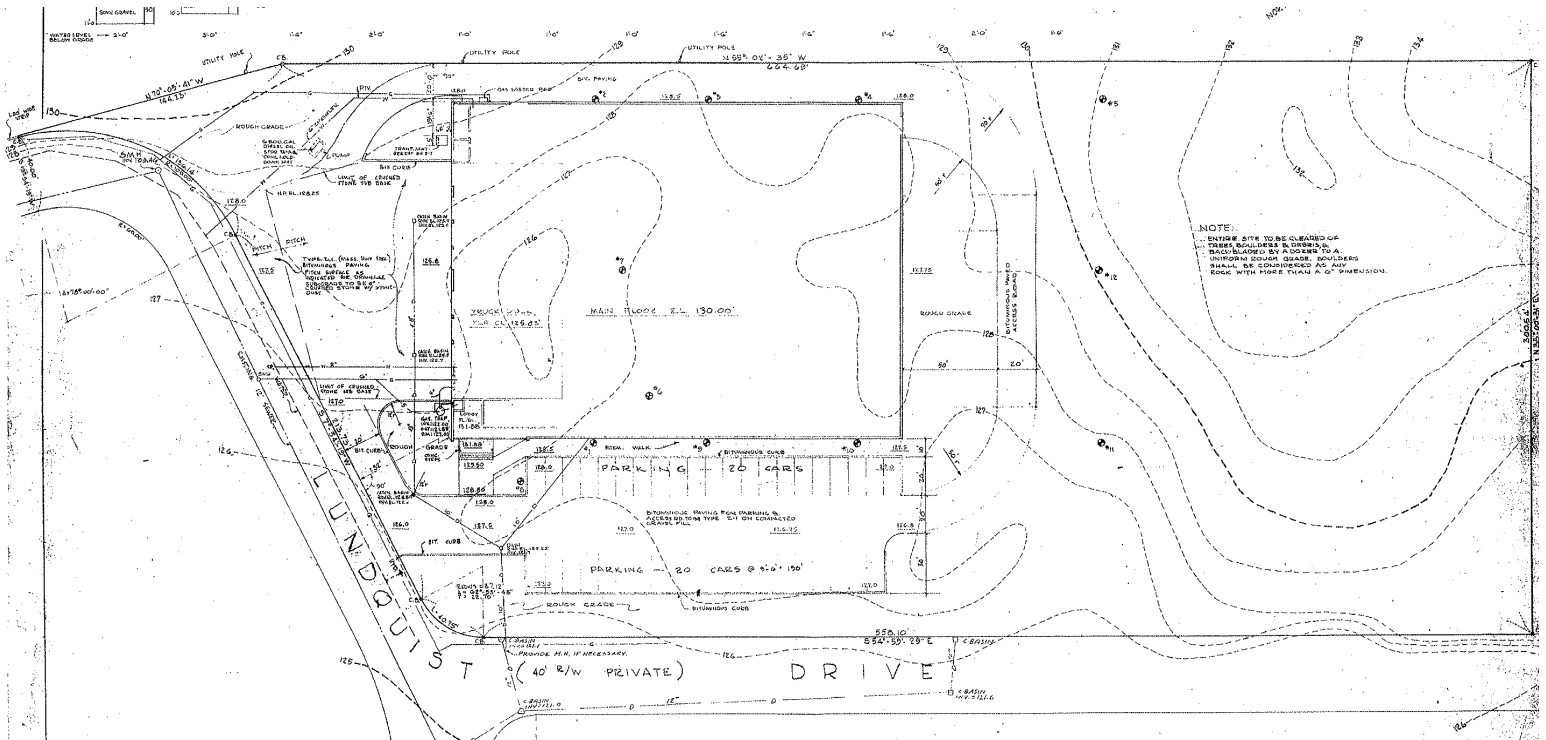
303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

116 LUNDQUIST DRIVE | BRAINTREE

52,200 SF Office/Warehouse Building

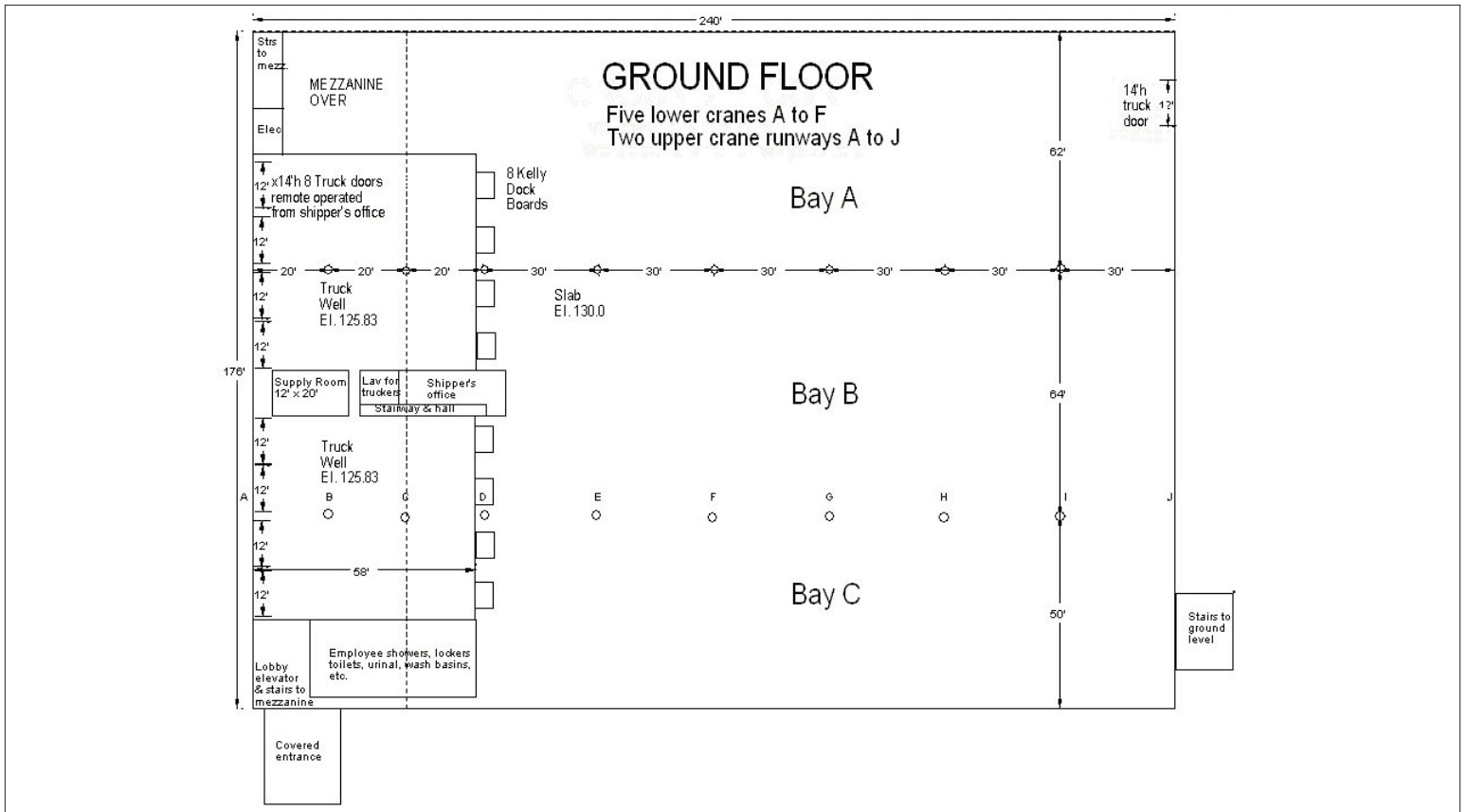
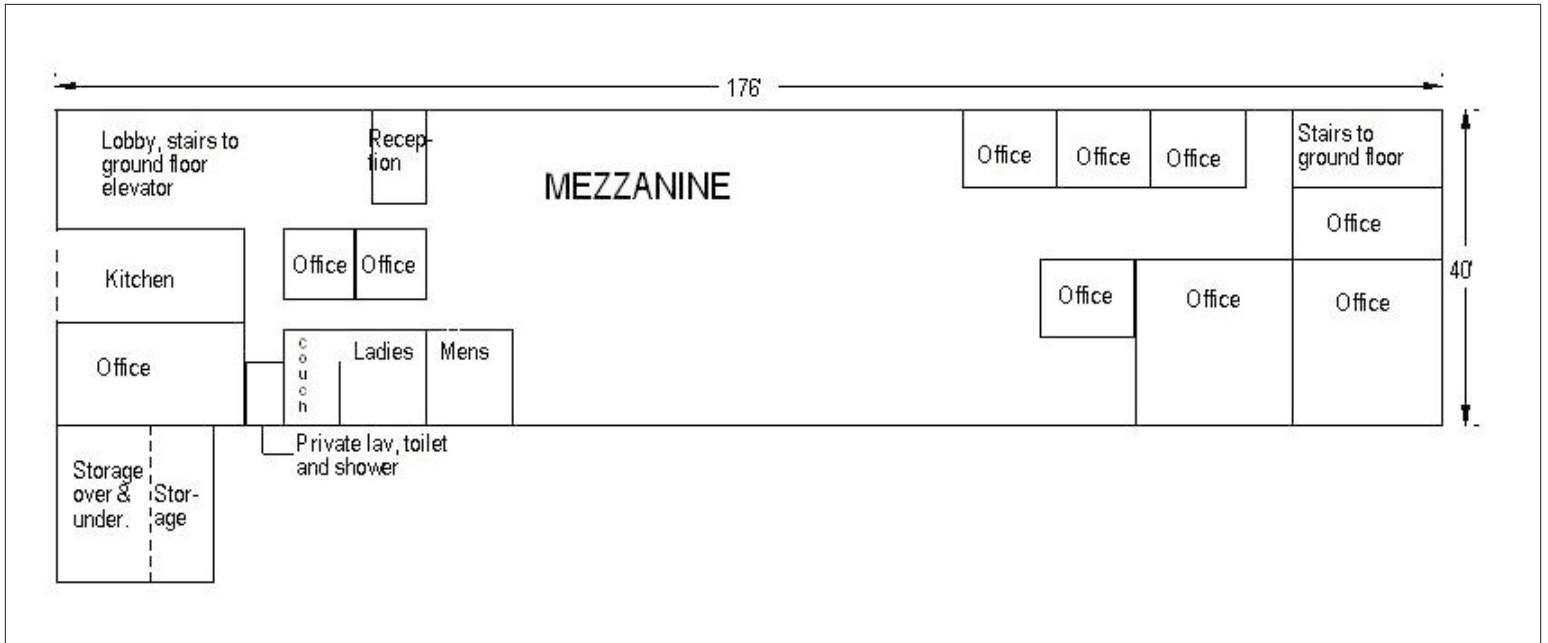
BUILDING SPECIFICATIONS:

Total SF	52,200 SF	Loading	Eight (8) 12'x14' drive-in doors to interior loading; 1 12'x14' drive-in door
Available SF	52,200 SF	Zoning	Commercial
Office	7,200 SF (2nd Floor)	Parking	44 spaces available
Warehouse	45,000 SF	Power	MAIN: 600 Amps @ 480 Volts; 3 phase; 4 wire
Property Type	Office/Warehouse/Manufacturing	Utilities	Gas: Keyspan Electric: Keyspan Water/Sewer: Town of Braintree
	2.5 Acres of partially paved, fenced yard	R.E. Tax Available	\$0.94/SF (FY 2010)
Land Area	4.54 Acres with outside storage	Lease Rate	\$3.95 NNN
Year Built	1966	Sale Price	\$3,150,000 for building on 2.5 acres \$3,750,000 for building on 4.54 acres
Ceiling Height	28'6" clear	Miscellaneous	Property includes 5 3-ton cranes and 12 ceiling & side exhaust fans.
Column Spacing	30' x 60'	Location	Located just off Route 37, approx. 1 mile off I-93/Route 3.
Construction	Masonry brick & block		
Roof	Built up Tar & Gravel; heavily insulated		
Sprinklers	Wet system in office and truck well area under office		
Lighting	T5 high output		
HVAC	Office area		
Floor	Smooth level storage area floors, 12 inches thick, heavily reinforced, high strength concrete over densely compacted engineered soil		



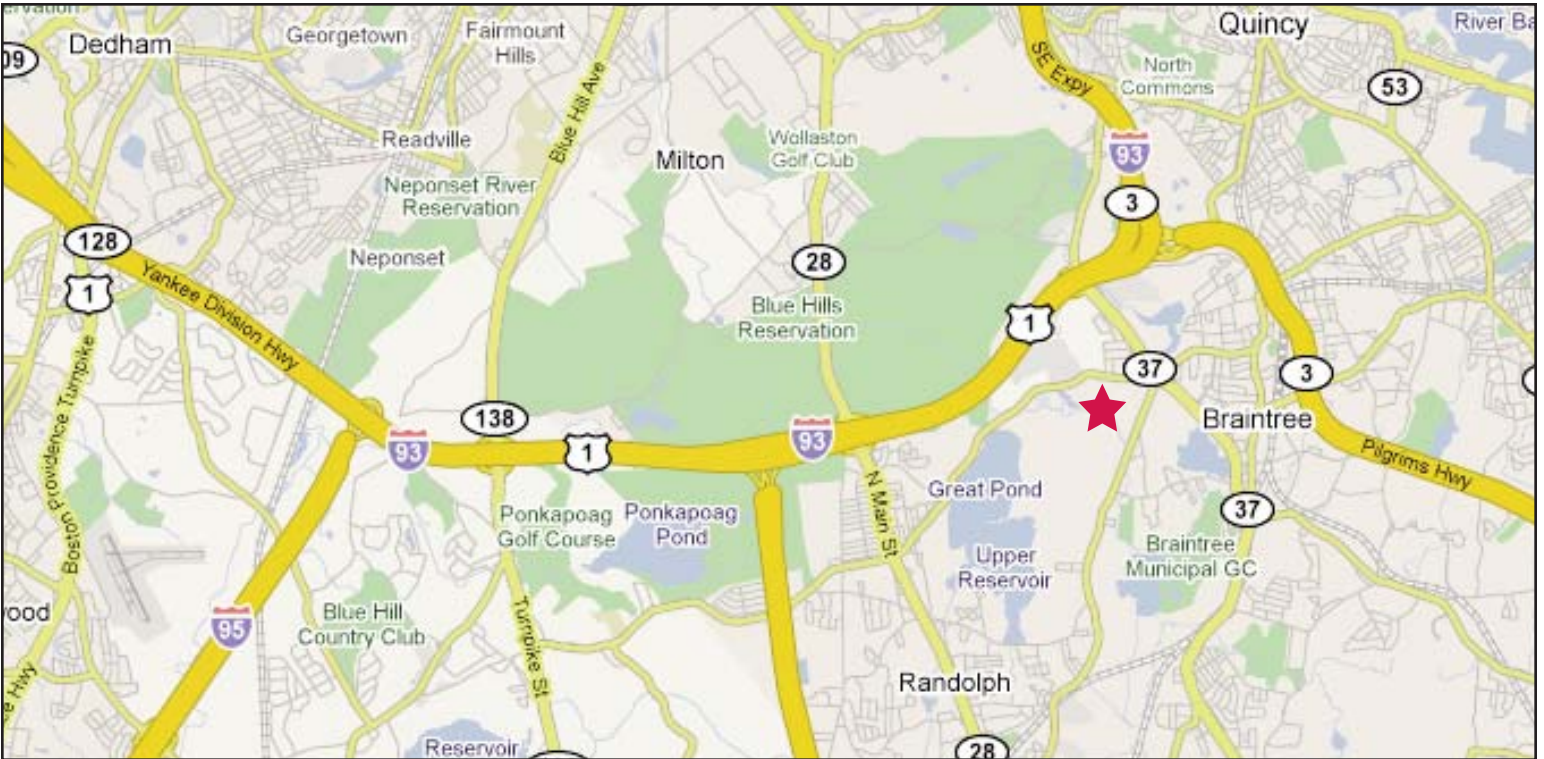
116 LUNDQUIST DRIVE | BRAINTREE

For Sale or Lease



116 LUNDQUIST DRIVE | BRAINTREE

52,200 SF Office/Warehouse Building



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

Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

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