

12 MEAR ROAD | HOLBROOK, MA



64,950 SF Industrial Space
Available Immediately for Sale or Lease

NAI Hunneman

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

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

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SPECIFICATIONS:

TOTAL SIZE	64,950 SF <i>Office:</i> 3,300 SF <i>Mezzanine:</i> 3,300 SF partially finished
AVAILABLE	Immediately
LAND AREA	5.43 acres
PROPERTY TYPE	Office/Warehouse/Manufacturing
ZONING	Industrial
YEAR BUILT	1968
PARKING	Ample
CLEAR HEIGHT	18' - 23'
COLUMN SPACING	20' x 60' & 20' x 48'
LOADING DOCKS	11 loading docks and two 12' x 14' drive-in doors
AIR CONDITIONING	Office area
SPRINKLER	Wet system
ROOF	Metal peaked roof
CONSTRUCTION	Steel frame structure with metal siding
POWER	600 amp, 480 volt, 3-phase
HVAC	New infrared heating system in warehouse (installed December 2007)
LIGHTING	Strip fluorescent with some sodium vapor
UTILITIES	Gas: Bay State Gas Electric: National Grid Water/Sewer: Town water and sewer
LEASE RATE	\$4.95/SF NNN Now \$3.95/SF NNN
SALE PRICE	\$2,350,000 Now \$1,995,000
TAXES	\$54,297.94 (\$0.83.SF) FY 2009
LOCATION	<ul style="list-style-type: none">• 2 blocks from MBTA commuter rail• 3 miles to Route 24• 5 miles from I-93 and Route 3• 9 miles from I-95• 25 miles from Downtown Boston and Logan Airport• Close to numerous amenities

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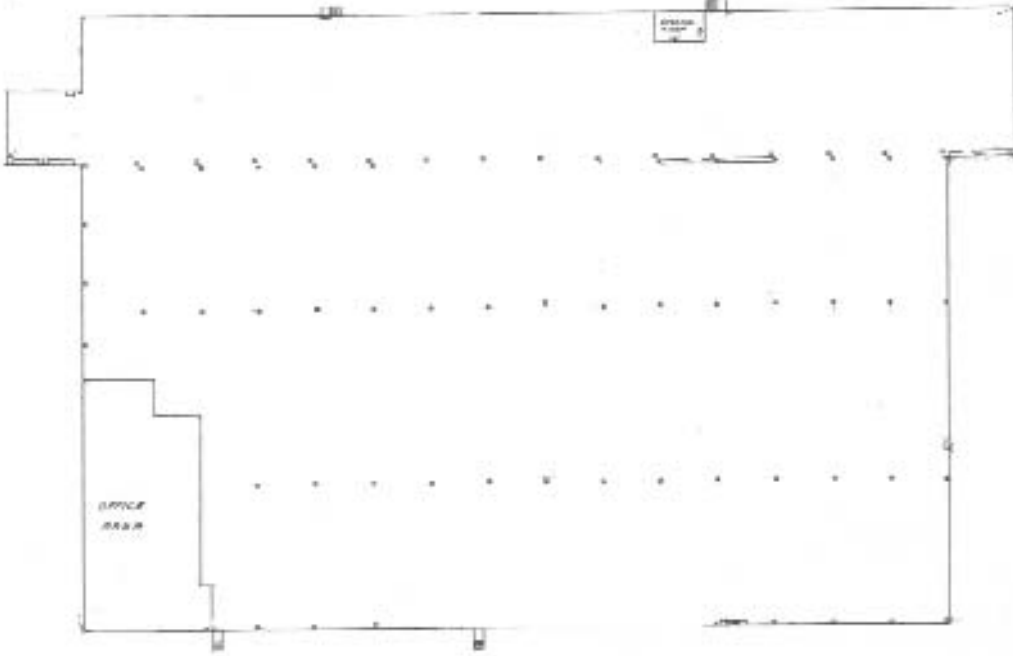
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FLOOR PLAN



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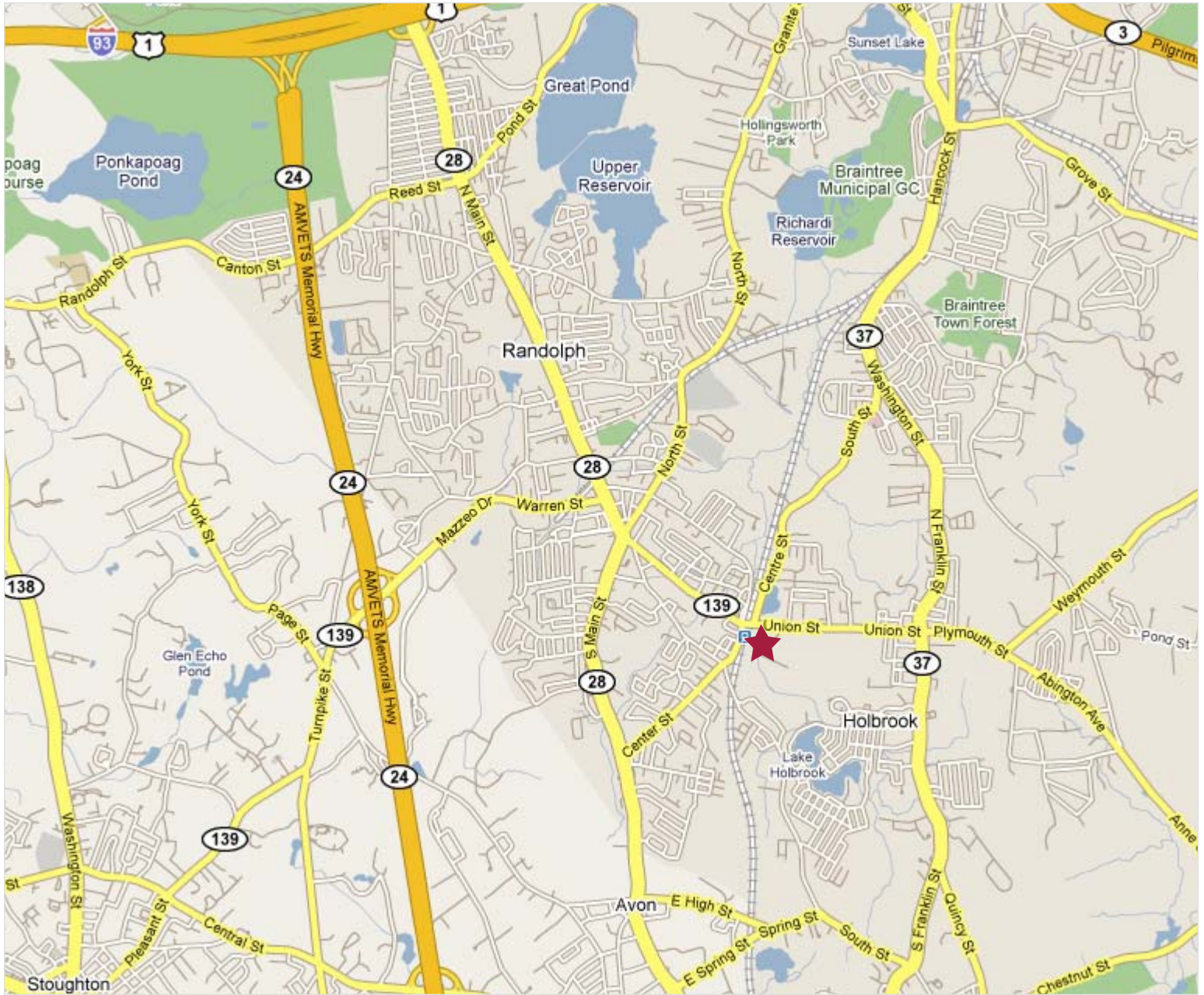
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Industrial Building for Sale or Lease



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