

129 GUILD STREET | NORWOOD, MA



**34,000 SF - For Sale or Lease**

Office/Flex/Manufacturing Space

located at the adjacent to the MBTA Commuter Rail  
and minutes from Rt. 1

**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)

**NAI**Hunneman

Commercial Real Estate Services, Worldwide.

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

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.

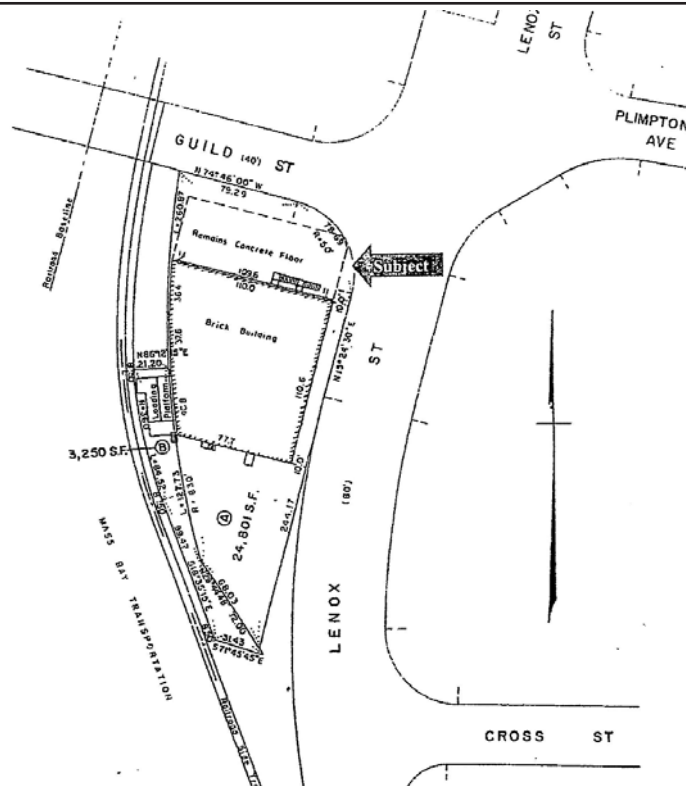
# 129 GUILD STREET | NORWOOD, MA

## FOR SALE OR LEASE

### SPECIFICATIONS:

<b>Total SF</b>	34,000 SF	<b>Lease Rate</b>	\$9.95 / NNN
<b>Available SF</b>	34,000 SF	<b>Sale Price</b>	\$2,995,000
	First Floor: 11,000 SF	<b>Security</b>	Card access system
	Second Floor: 11,000 SF	<b>Parking</b>	2.1/1,000 SF
	Third Floor: 12,000 SF	<b>Power</b>	1200 amp, 3-phase 208V
<b>Property Type</b>	Office/Flex/Manufacturing	<b>Sprinklers</b>	Dry System
<b>Land Area</b>	.58 acres	<b>Special Features</b>	Fully Alarmed with tail gate delivery on all floors, MBTA Parking lot contiguous to property (1200 lots)
<b>HVAC</b>	Forced hot air and air conditioned ducted all 3 floors	<b>Telecom</b>	Verizon T1, Secondary line with Comcast by 9/2011
<b>Year Built</b>	1963	<b>Utilities</b>	
<b>Available</b>	Immediate	Gas:	NStar
<b>Location</b>	Close proximity to US 1 and just minutes from Interstate 9. Located directly on Norwood Central 'T' stop.	Electricity:	Town of Norwood Electric
<b>Roof</b>	Rubber EPDM; Replaced 1998	Sewer:	Town of Norwood
<b>RE Taxes</b>	\$2.22 psf	Water:	Town of Norwood

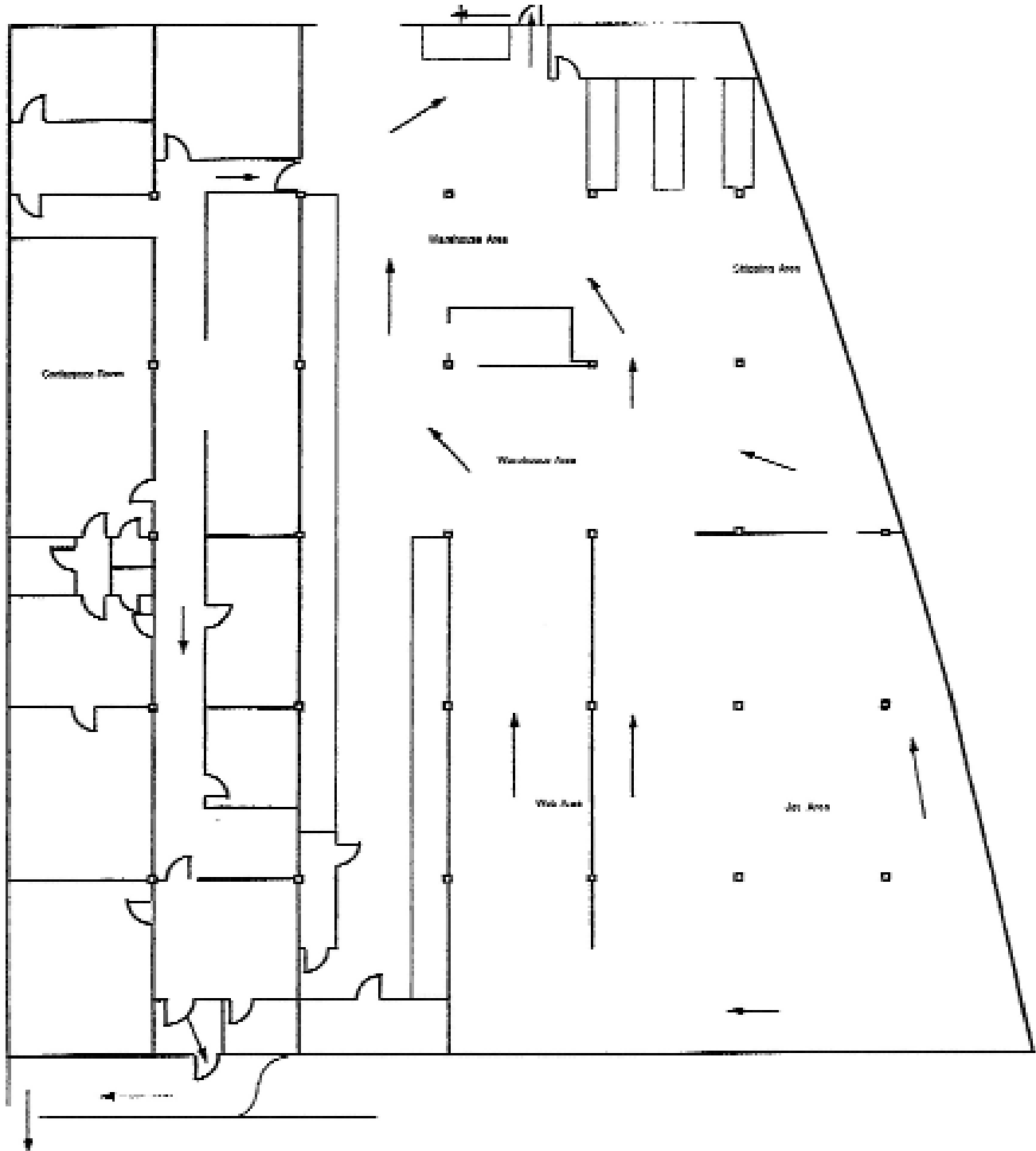
### SITE PLAN



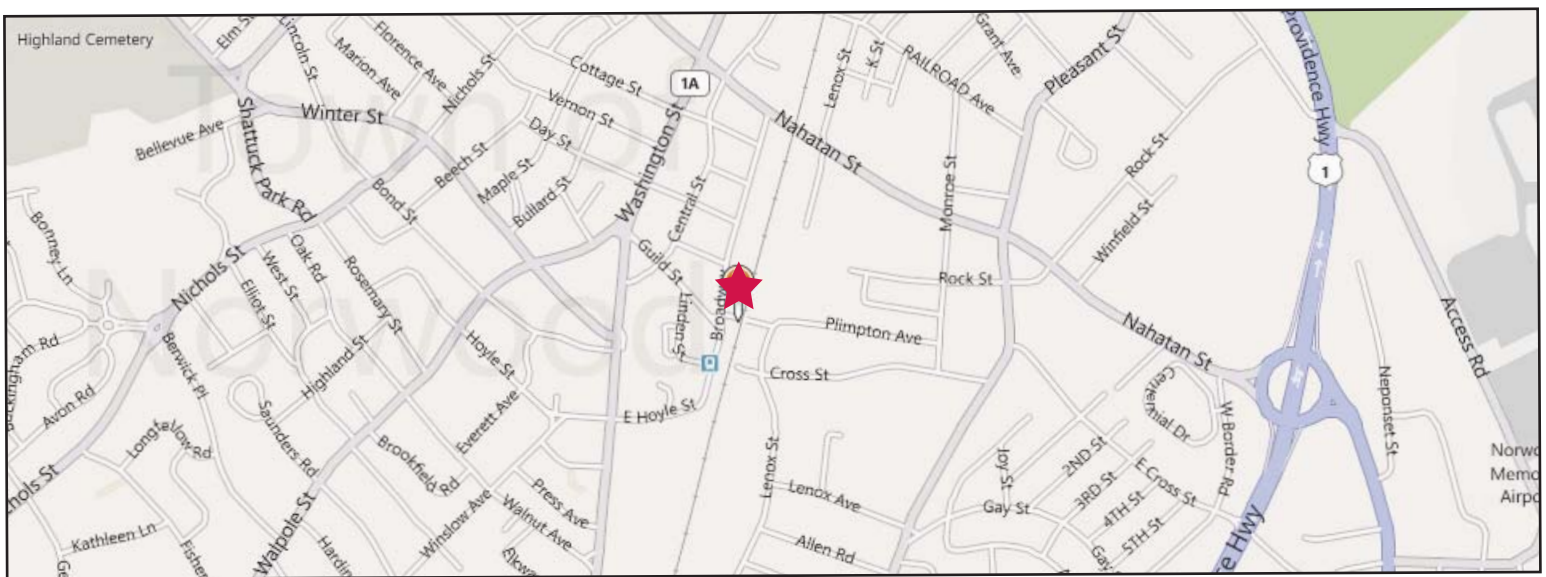
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### FLOOR PLAN



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