

15 MERCHANT STREET | SHARON, MA

23,000 SF for Sale or Lease



SPECIFICATIONS:

| | | | |
|-------------------------|--|-----------------------|---|
| Total SF | 23,000 SF | RE Taxes | \$28,973.00 (FY2010) |
| Available SF | 23,000 SF | Lease Rate | \$8.95 / SF NNN |
| | Office: 3,800 SF | Sale Price | \$1,995,000.00 |
| | R&D/Manufacturing: 19,200 SF | Roof | 1999 Membrane with a 15 year warranty |
| Expansion | Large Expansion Potential (± 40,000SF) | Loading | (1) Loading dock with leveler (1) Drive-in bay |
| Property Type | Office/Manufacturing/R&D | Parking | 73 spaces |
| Land Area | 4.9 acres | Column Spacing | 33' x 50' |
| Clear Height | 13' clear ceiling height | Power | 600amp at 480V and 1600 amp at 208V |
| Zoning | Light Industrial | Sprinklers | Wet system |
| Air Conditioning | Office area only | Utilities | |
| Year Built | 1981 | Gas: | Bay State Gas |
| Date Available | 90 - 120 Days | Electricity: | NStar |
| Location | Off Route 1 in Sharon, less than one mile from I-95 | Sewer: | Private septic |
| | | Water: | Town of Sharon |

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



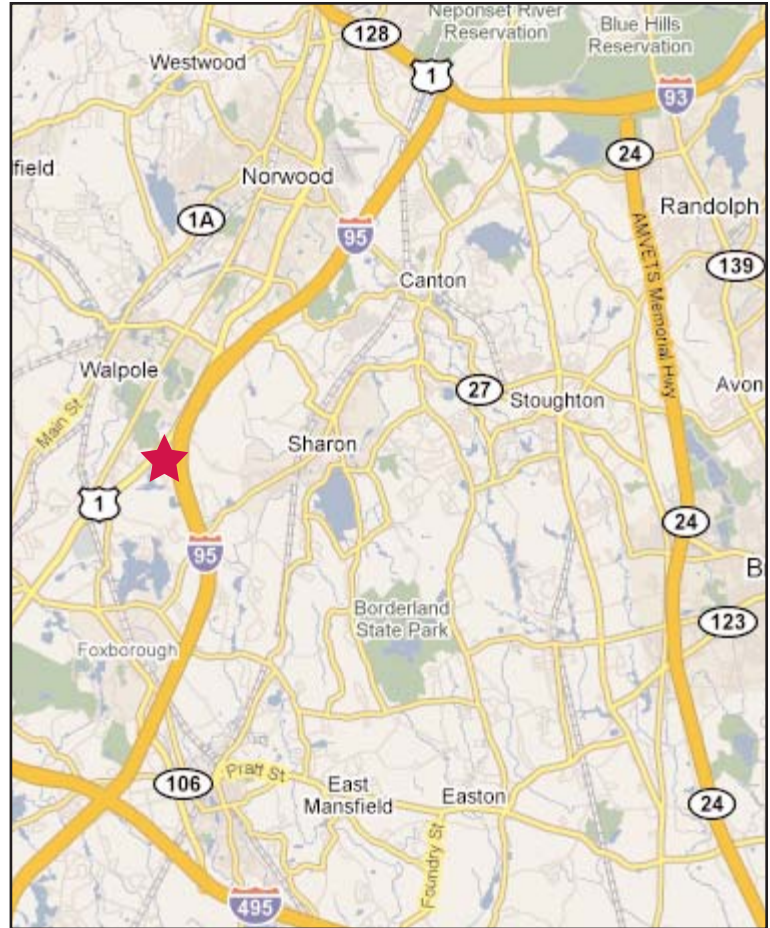
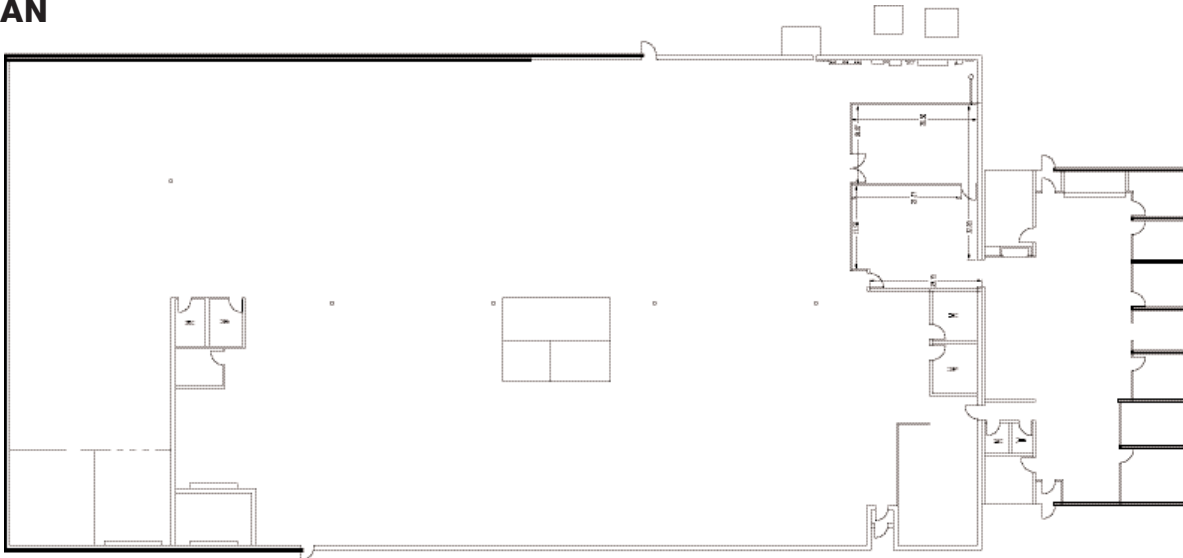
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Office/Manufacturing/R&D Space

FLOOR PLAN



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