

2 ANNETTE ROAD | FOXBORO, MA



17,340 SF Warehouse Space  
Available for Lease

**contact information**

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

Neil Sogard, Associate | 617 457 3304 | [nsogard@naihunneman.com](mailto:nsogard@naihunneman.com)

**NAI** Hunneman

Commercial Real Estate Services, Worldwide.

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

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### SPECIFICATIONS:

|                       |   |                     |   |
|-----------------------|---|---------------------|---|
| <b>Total SF</b>       | 58,550 SF                               | <b>Parking</b>      | 65 free surface spaces (1.11/1,000 SF)  |
| <b>Available SF</b>   | 17,340 SF                               | <b>Power</b>        | 400 amps/480 volt/3-phase/4-wire  |
| <b>Land Area</b>      | 5.8 Acres                               | <b>Utilities</b>    | Gas: Bay State Gas:<br>Electricity: Mass Electric<br>Sewer/Water: Private Septic/Town Water |
| <b>Year Built</b>     | 2006                                    | <b>R.E. Tax/CAM</b> | \$0.60/\$0.90 PSF (estimate on CAM)   |
| <b>Clear Height</b>   | 24' ceiling                             | <b>Available</b>    | May 1, 2010   |
| <b>Column Spacing</b> | 49'-8" x 56'-0"                         | <b>Lease Rate</b>   | \$6.25 NNN w/ 5% office   |
| <b>Loading</b>        | 3 8'x10' loading dock doors w/ levelers | <b>Location</b>     | Located in Rodman Park off Route 1, less than 2 miles from 1-95 and I-495.                  |
| <b>Zoning</b>         | Industrial                              |                     |   |
| <b>Sprinklers</b>     | Full ESFR coverage                      |                     |   |
| <b>Roof</b>           | Fully adhered 45 mil rubber membrane    |                     |   |



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## AERIAL



## REAR VIEW - LOADING DOCKS



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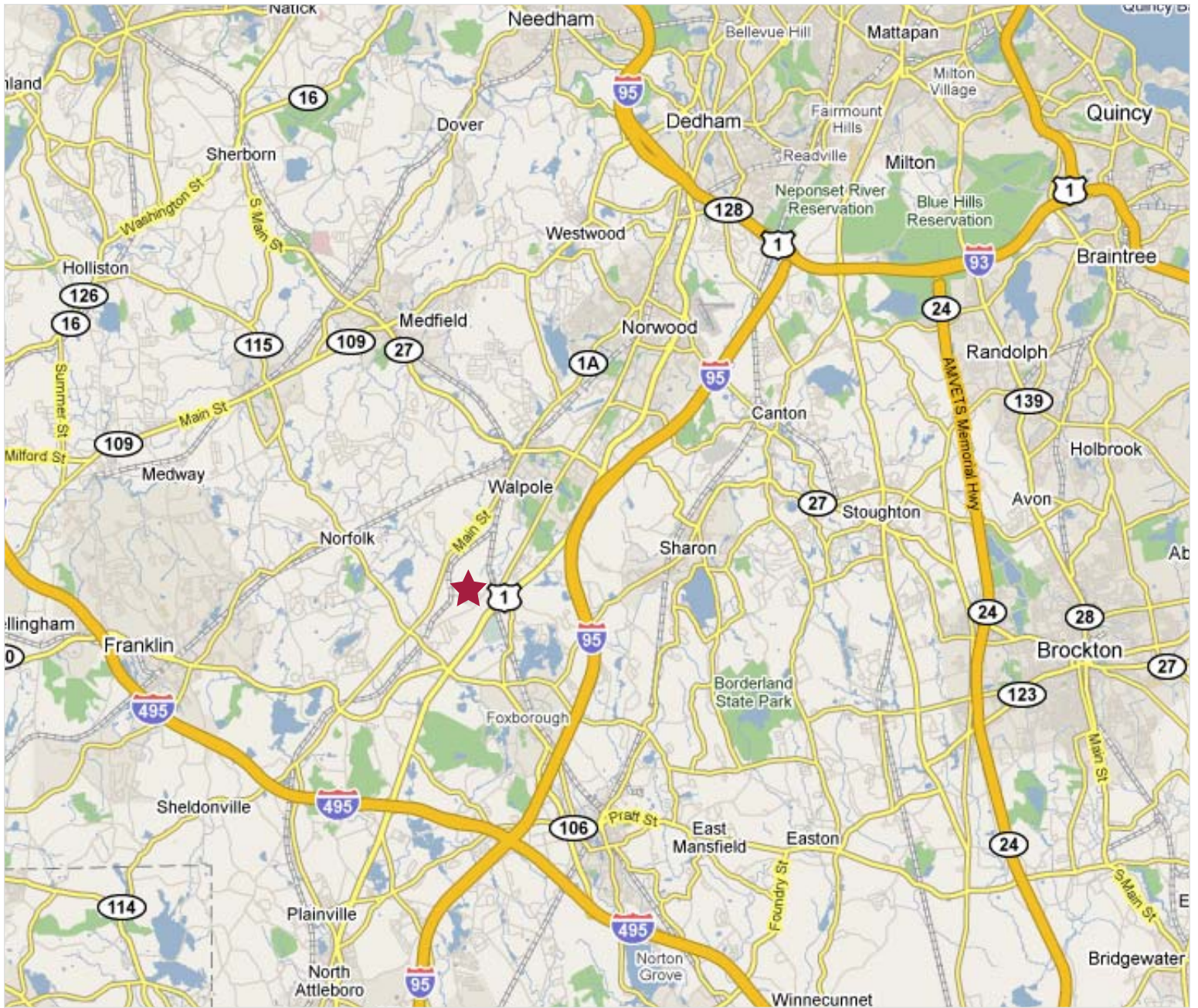
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