

30 COMMERCE BLVD | MIDDLEBORO, MA



For Sublease
132,298 SF
Office/Cooler/Freezer/Warehouse Building

contact information

Cathy Minnerly, Executive Vice President & Principal | 617 457 3334 | cminnerly@naihunneman.com

JP Plunkett, Executive Vice President & Principal | 617 457 3230 | jplunkett@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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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.

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BUILDING SPECIFICATIONS:

Total SF	132,298 SF	Sprinklers	ESFR in dry storage, Dry system(2 stage) in freezer & cooler
Available SF	132,298 SF	Lighting	T5 Lighting (sensored & controlled)
Office	16,249 SF	HVAC	Office & Retail space
Cooler Storage	10,284 SF	Loading	15 dry docks, 13 cooler docks
Cooler Dock	12,052 SF	Zoning	COMM WHSE MDL-96
Freezer Storage	19,843 SF	Parking	22 Truck, 200 automobile spaces
Retail Store	12,689 SF	Power	480 volts, 2000 amps; 175 kw generator
Operations Center	2,337 SF	Utilities	Gas: Middleboro Gas & Electric Electric: Middleboro Gas & Electric Water/Sewer: Town of Middleboro Well on site for irrigation
Warehouse	58,844 SF	R.E. Tax & CAM	\$150,000 (FY 2011) & TBD
Land Area	15.16 Acres	Available	Immediately
Year Built	2004	Sublease Rate	8.95 psf NNN
Clear Height	35'	Location	Conveniently located just off I-495.
Column Spacing	38' to 42'		
Construction	Steel & masonry with insulated panel		
Roof	Rubber membrane		



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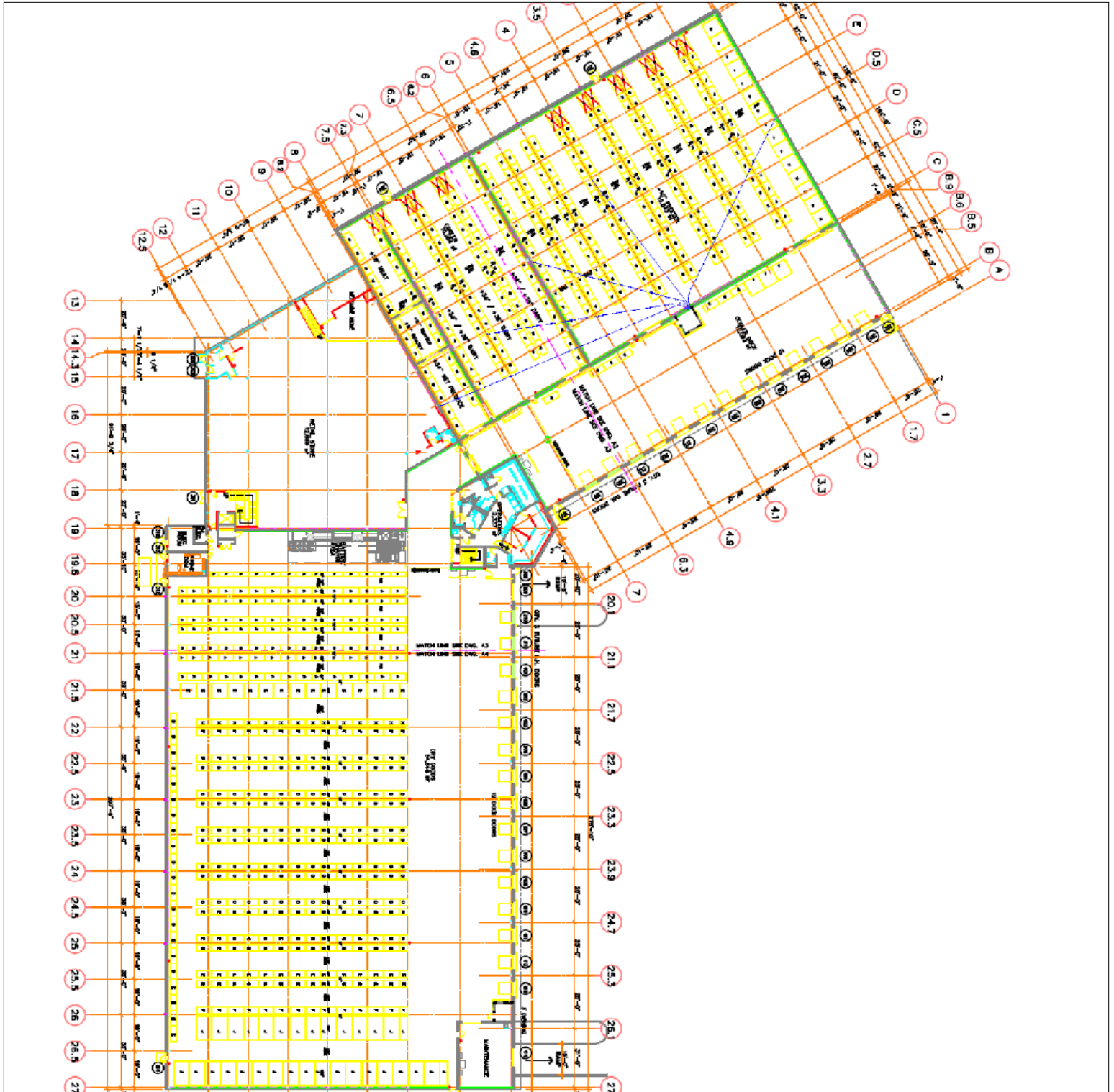
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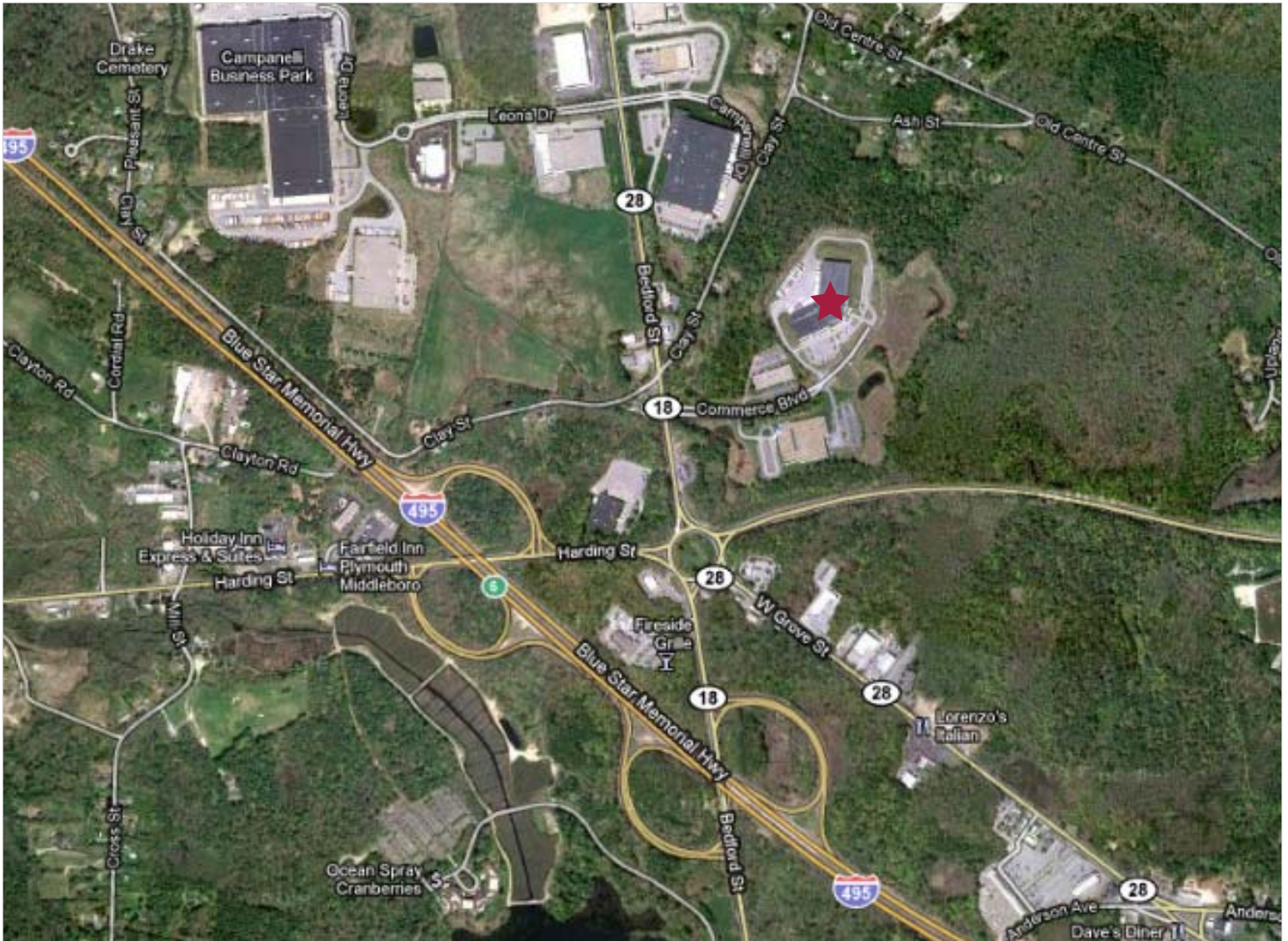
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132,298 SF Warehouse Building



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