

31 COMMERCIAL STREET | SHARON, MA



For Sale with 40,000 SF Available for User & 64,200 SF leased to Fortune 500 Company

contact information

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NAIHunneman

Commercial Real Estate Services, Worldwide.

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

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40,000 SF Office/Warehouse Building

BUILDING SPECIFICATIONS:

TOTAL SIZE	104,200 SF
AVAILABLE SPACE	40,000 SF
LAND AREA	11.17 acres
PROPERTY TYPE	Office/Warehouse
OFFICE SPACE	1,200 SF
CLEAR HEIGHT	25' to 26' clear ceiling height
COLUMN SPACING	37' to 43'
ZONING	Light Industrial
AIR CONDITIONING	Office only
LOADING DOCKS	13 Tailboards
PARKING	Ample with truck storage
POWER	600 Amps/600 Volts, 3-phase

UTILITIES

<i>Gas:</i>	Natural
<i>Heating:</i>	Gas-fired
<i>Electric:</i>	NSTAR
<i>Water:</i>	Town of Sharon
<i>Sewer:</i>	Septic

FIRE PROTECTION

EFSR sprinkler system

ROOF

Rubber membrane

YEAR BUILT

1995

RE TAX & CAM

\$0.90 (FY 2010) & \$0.50/SF

AVAILABLE

June 2012

LOCATION

1/4 mile off Route 1

SALE PRICE

TBD

LEASE RATE

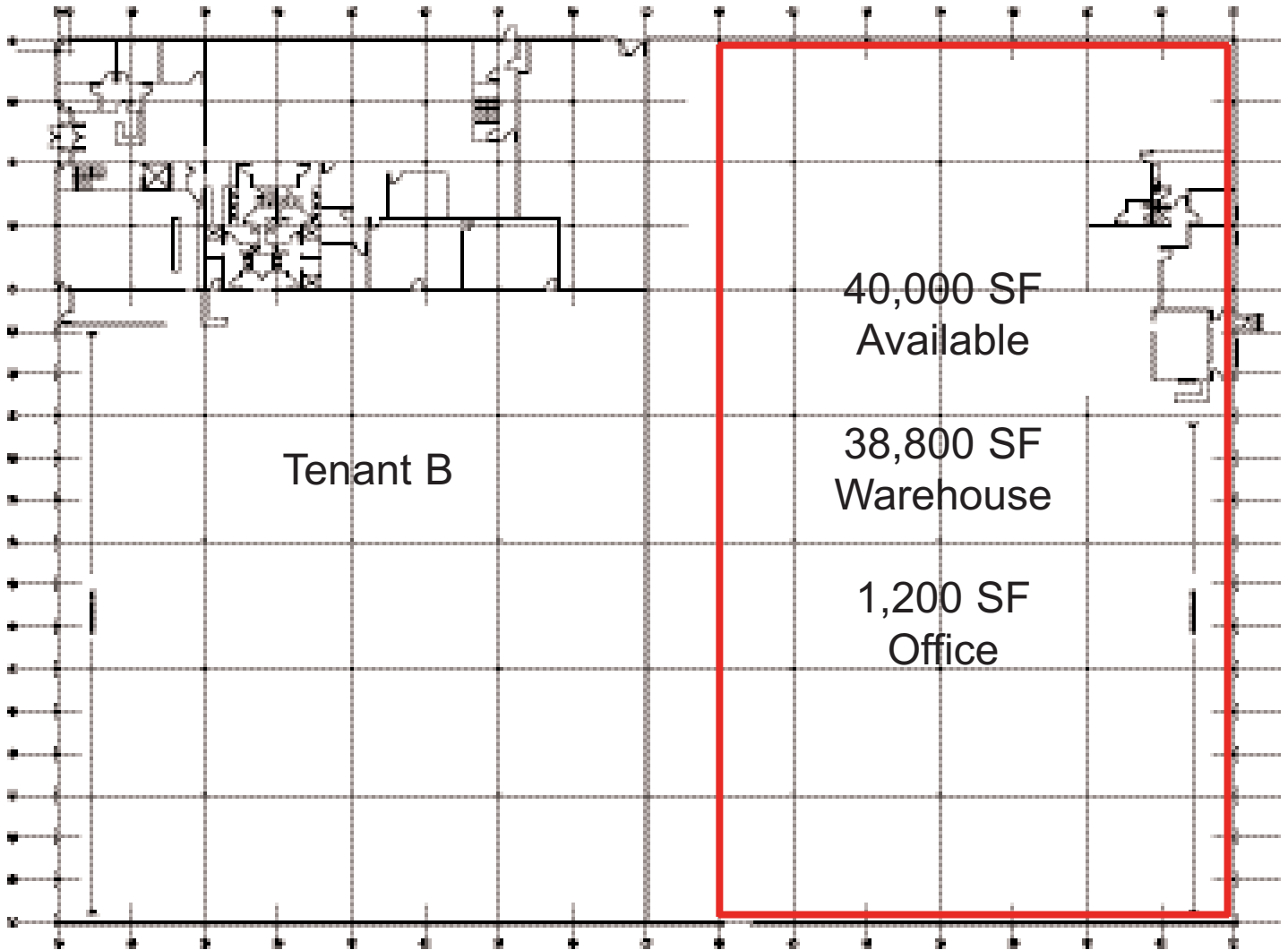
TBD

64,200 SF leased to Fortune 500 Company at \$6.25psf NNN until 5/31/2012. Tenant has been there since 1997 and has invested ± 1 M of own money.

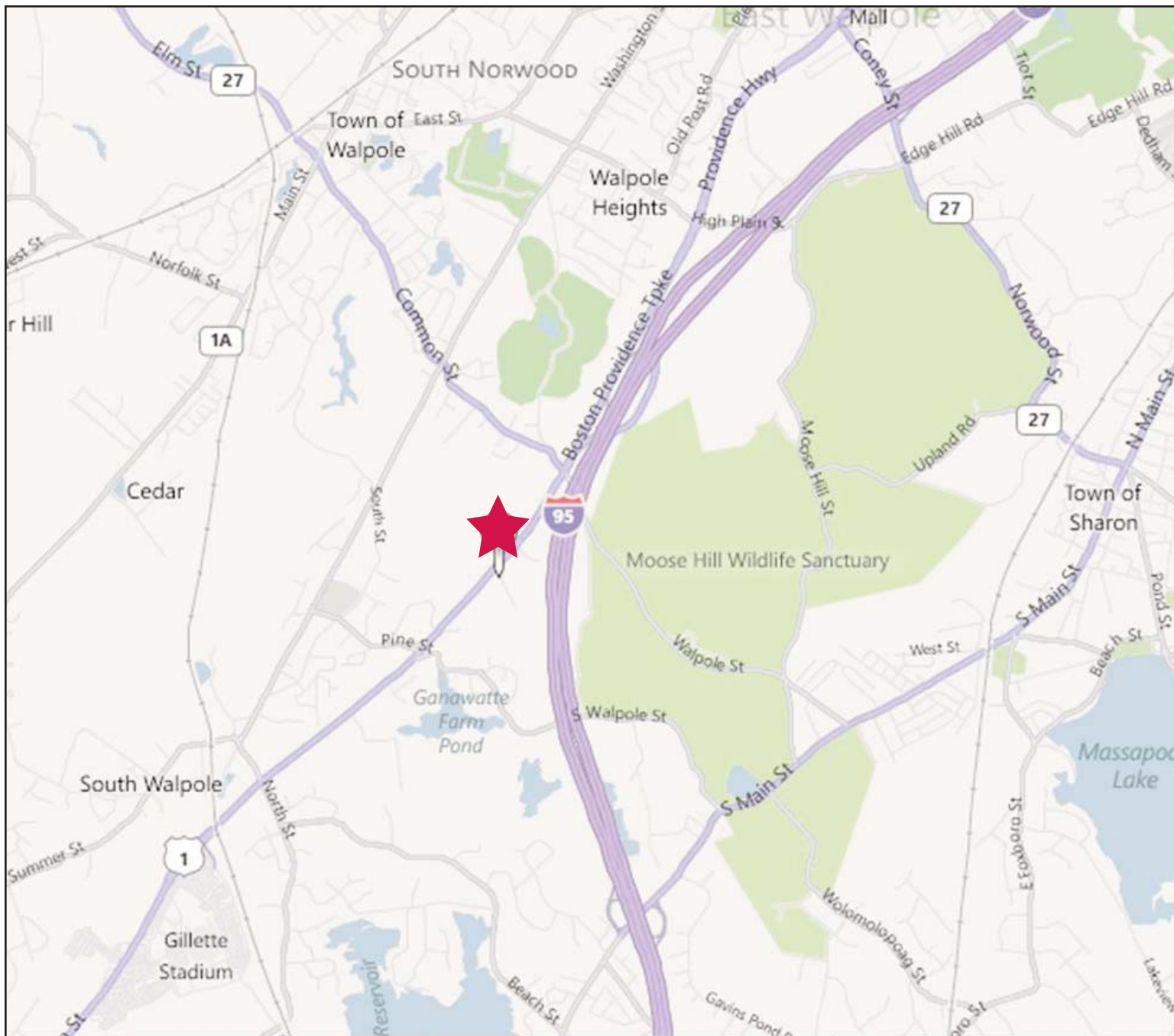


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