

4 COMMERCIAL STREET | SHARON, MA
62,389 SF For Sale/Lease



For Sale/Lease
62,389 SF Office/Flex/R&D Building Subdividable

NAIHunneman

Commercial Real Estate Services, Worldwide.

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.

contact information

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

Neil Sogard, Associate | 617 457 3304 | nsogard@naihunneman.com

Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

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

4 COMMERCIAL STREET | SHARON

62,389 SF Office/Flex/R&D Building

BUILDING SPECIFICATIONS:

TOTAL SIZE	62,389 SF (subdividable)	PARKING	189 spaces
AVAILABLE SPACE	62,389 SF	POWER	2000 amp, 265/450 volt
OFFICE	25,300 SF	UTILITIES	<i>Heating:</i> Baystate
R&D	18,589 SF		<i>Electric:</i> NSTAR
MANUFACTURING	18,500 SF		<i>Water:</i> Town of Sharon
			<i>Sewer:</i> Septic
EXPANSION POTENTIAL	± 20,000 SF	FIRE PROTECTION	Fully sprinklered
LAND AREA	8.31 acres	ROOF	Rubber membrane
PROPERTY TYPE	Office/Flex/R&D	YEAR BUILT	1968, fully renovated 1990
CEILING HEIGHT	16' in manufacturing, 10' in Office/R&D area	RE TAX	\$1.55/SF (\$97,207)
ZONING	Light Industrial	AVAILABLE	Immediately
HVAC	Fully air conditioned	LOCATION	1/2 mile from 1-95; just off Rt1
LOADING DOCKS	3 loading docks, 1 drive-in		



Commercial Real Estate Services, Worldwide.

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.

contact information
Cathy Minnerly, Executive Vice President | 617 457 3334 | cminnerly@naihunneman.com

Neil Sogard, Associate | 617 457 3304 | nsogard@naihunneman.com

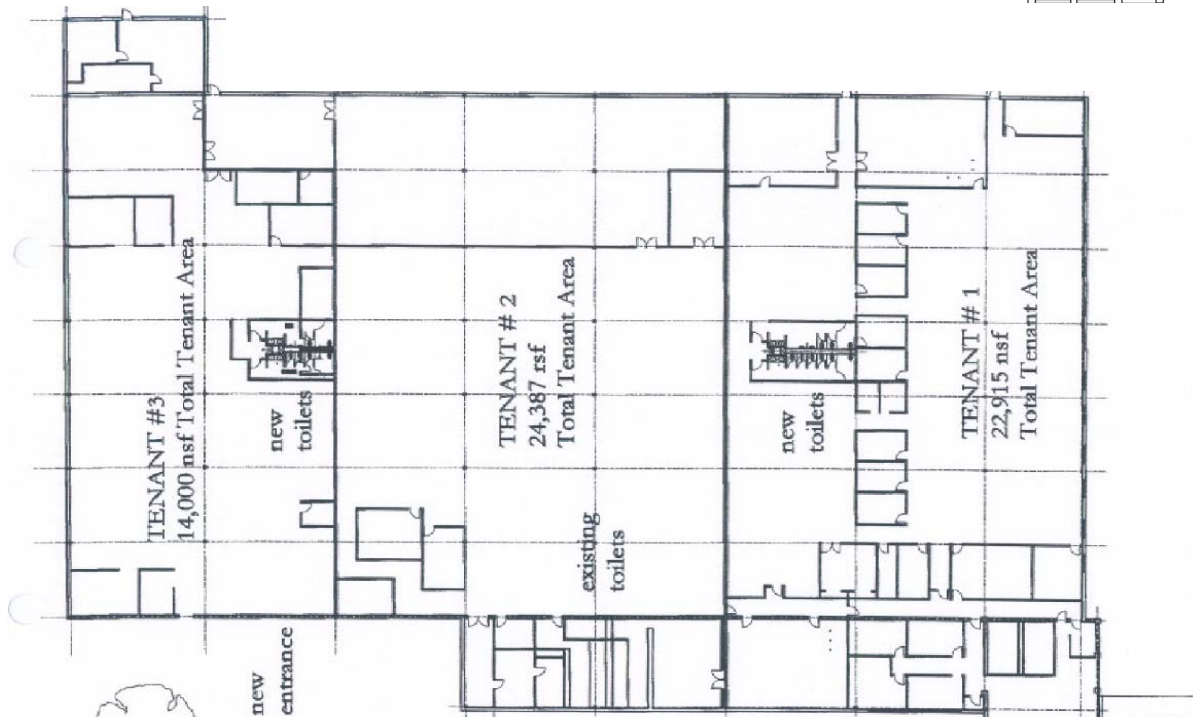
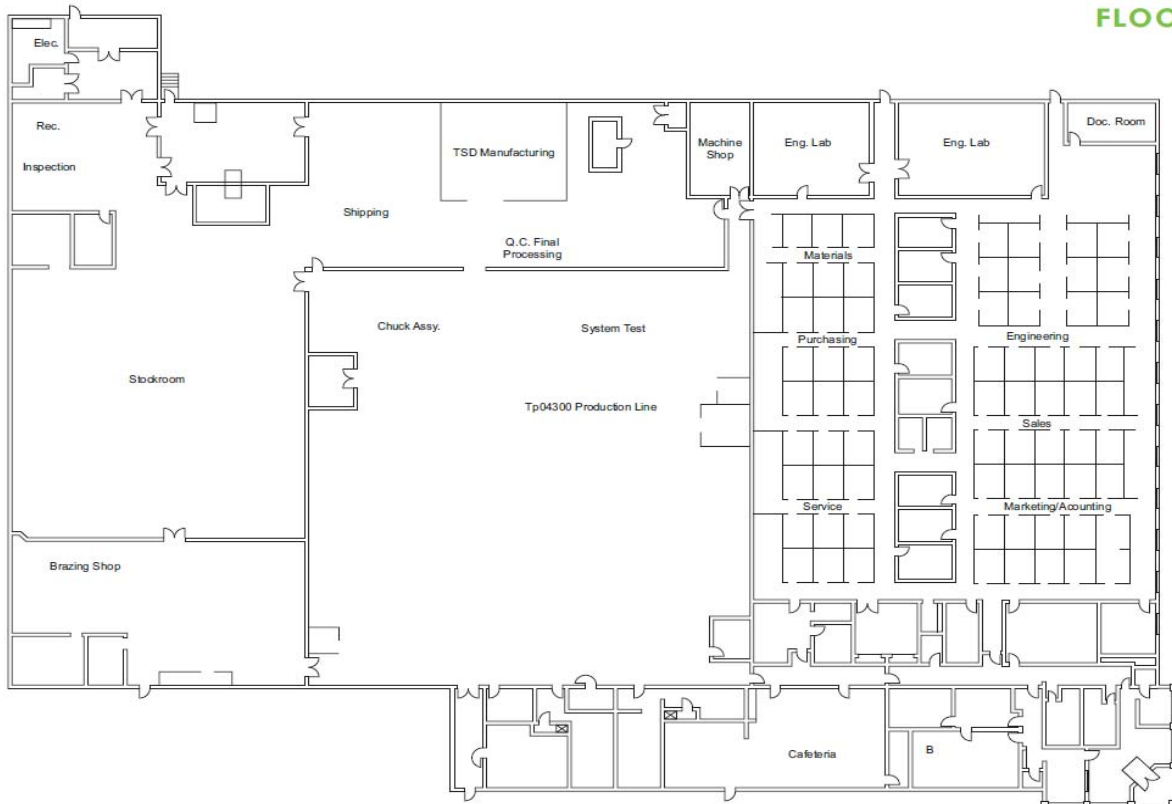
Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

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

4 COMMERCIAL STREET | SHARON

Office/Flex/R&D Space

FLOOR PLAN



contact information

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

Neil Sogard, Associate | 617 457 3304 | nsogard@naihunneman.com

Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

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

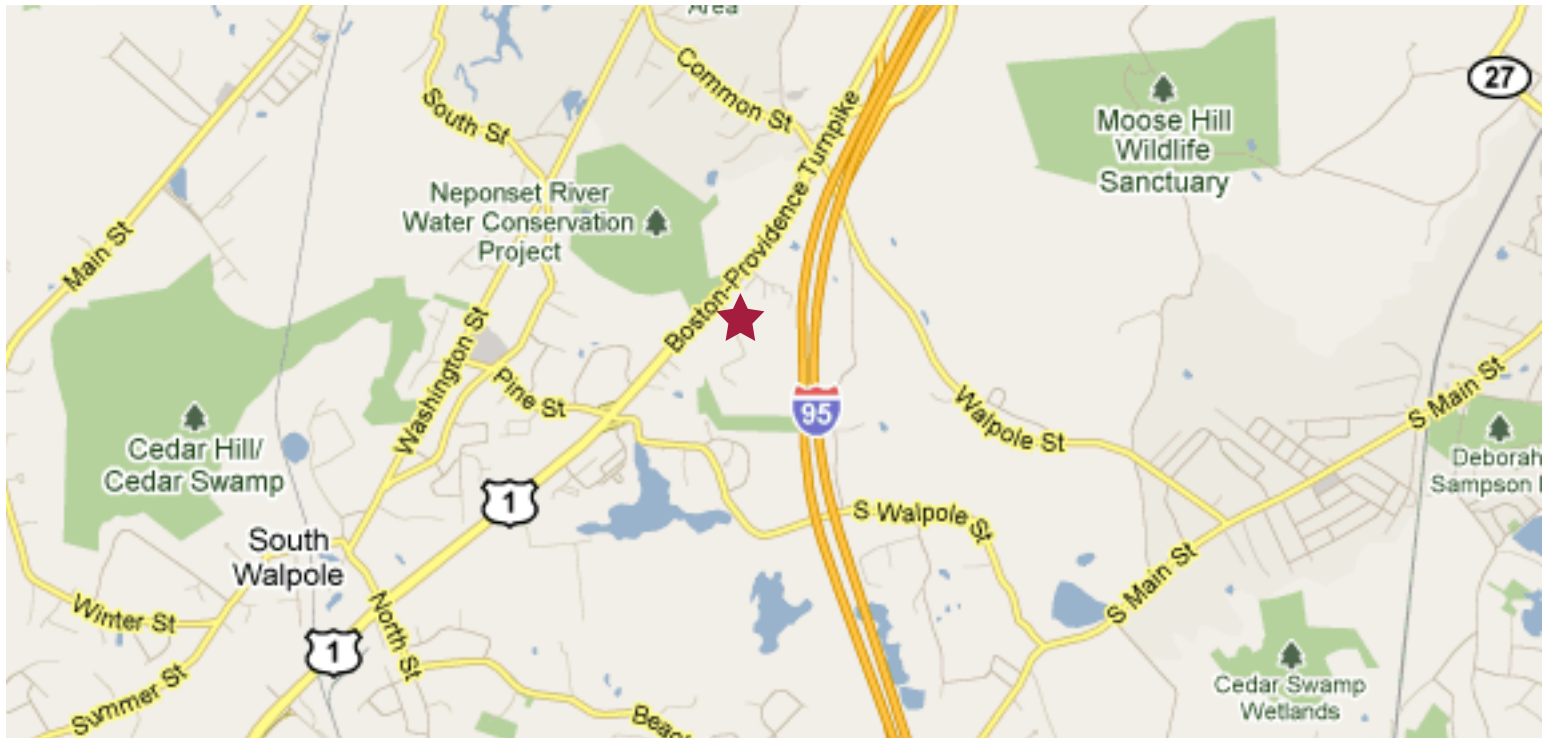


Commercial Real Estate Services, Worldwide.

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.

4 COMMERCIAL STREET | SHARON, MA

62,389 SF For Sale/Lease



contact information

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

Neil Sogard, Associate | 617 457 3304 | nsogard@naihunneman.com

Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

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



Commercial Real Estate Services, Worldwide.

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.