

40 ROBBIE ROAD | AVON



Warehouse/Office Space
Units C, G & H
Available Immediately for Lease

NAI Hunneman

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

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

40 ROBBIE ROAD | AVON

8,700 SF, 10,200 SF or 15,680 SF up to 17,759 SF For Lease

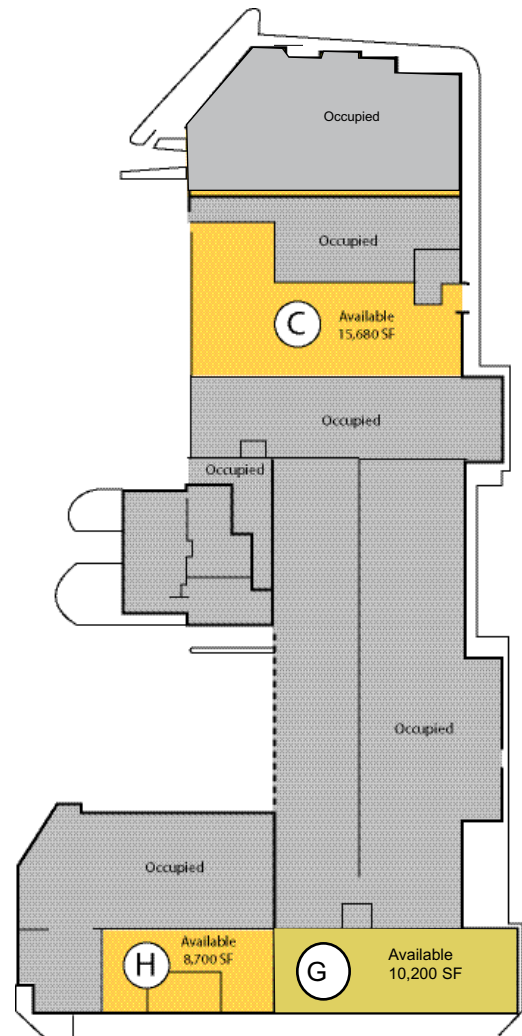
SPECIFICATIONS:

TOTAL SF	152,875 SF	Water/Sewer:	Town of Avon/ private septic
PROPERTY TYPE	Office/warehouse	SPRINKLERS	Wet sprinklered system throughout
LAND AREA	8.87 acres	LOCATION	Located in the Avon Industrial Park approximately 3.5 miles off Route 128 and I-93 on Route 24
ZONING	Industrial	R.E TAX & CAM	\$2.05/SF (FY 2010)
PARKING	0.8/1,000 SF		
UTILITIES	<i>Gas:</i> Bay State Gas <i>Electricity:</i> Mass Electric		

AVAILABILITY:

UNIT C		
AVAILABLE SF	Total:	15,680 up to 17,759 SF
	<i>Warehouse:</i>	14,920 SF
	<i>Office:</i>	760 SF up to 2,839 SF
AIR CONDITION	Office only	
CLEAR HEIGHT	22'	
LOADING	Two tailboard docks	
POWER	60 amp, 480 volt service, 3 phase	
LEASE RATE	\$5.25/SF NNN	
UNIT G		
AVAILABLE SF	Total:	10,200 SF
	<i>Warehouse:</i>	9,000 SF
	<i>Office:</i>	1,200 SF
CLEAR HEIGHT	30'	
LOADING	Three drive-in doors & one ramped loading dock	
UNIT H		
AVAILABLE SF	Total:	8,700 SF
	<i>Office:</i>	3,100 SF (2 Floors)
	<i>Warehouse:</i>	5,600 SF
AIR CONDITION	Office only	
CLEAR HEIGHT	30'	
LOADING	One drive-in door	
POWER	400 amp, 480 volt, 3 phase	
LEASE RATE	\$4.95/SF NNN	

BUILDING FLOOR PLAN



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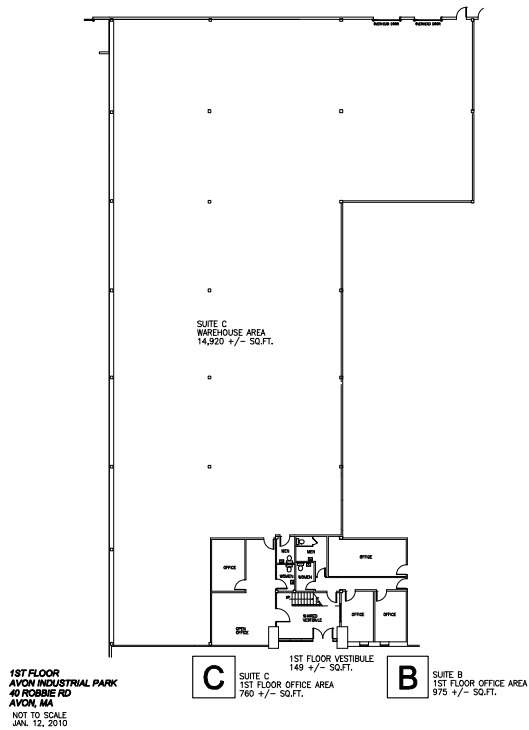
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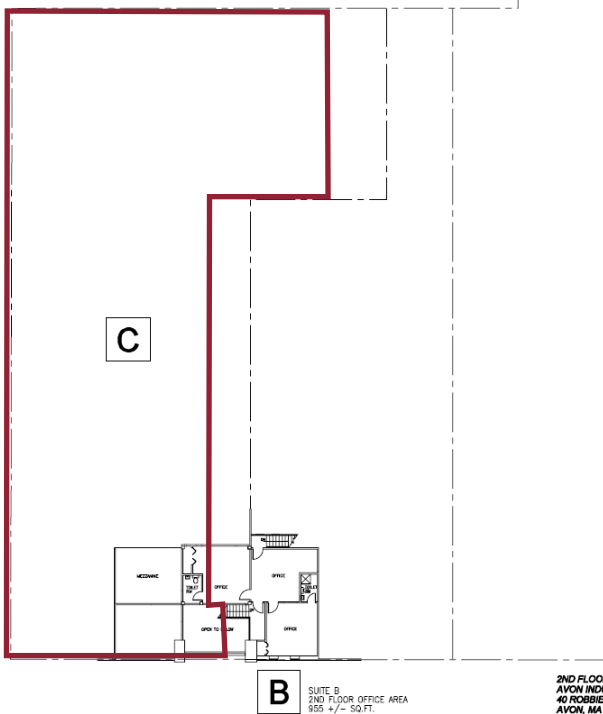
Office/Warehouse Space

UNIT C FLOOR PLAN

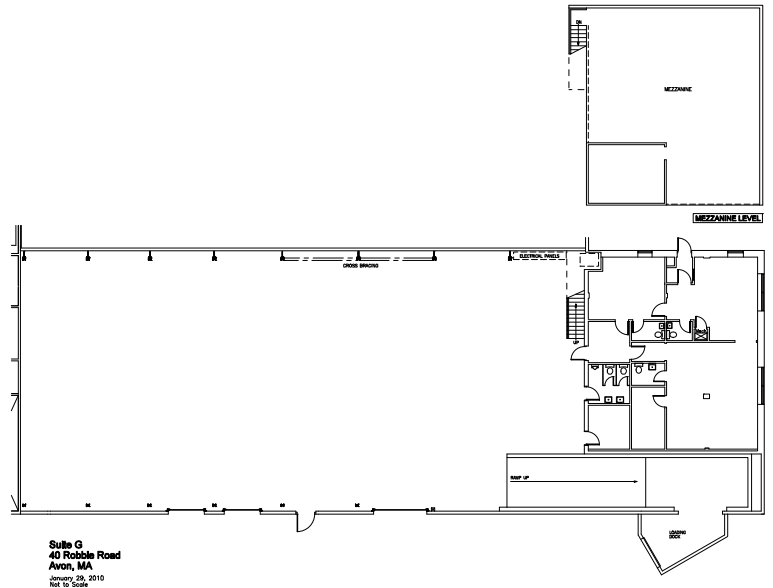
First Floor



Second Floor

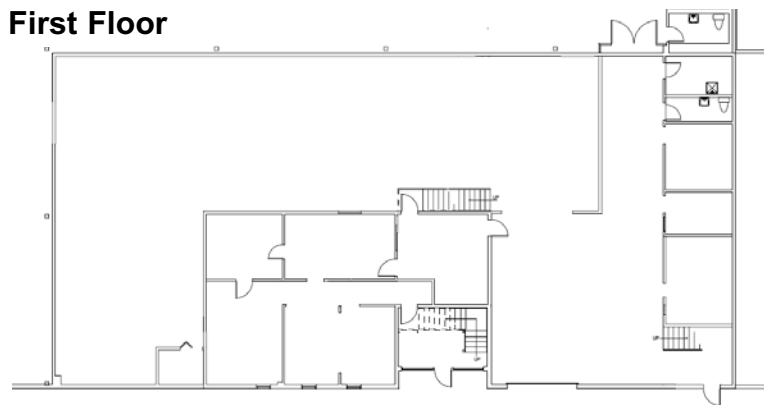


UNIT G FLOOR PLAN

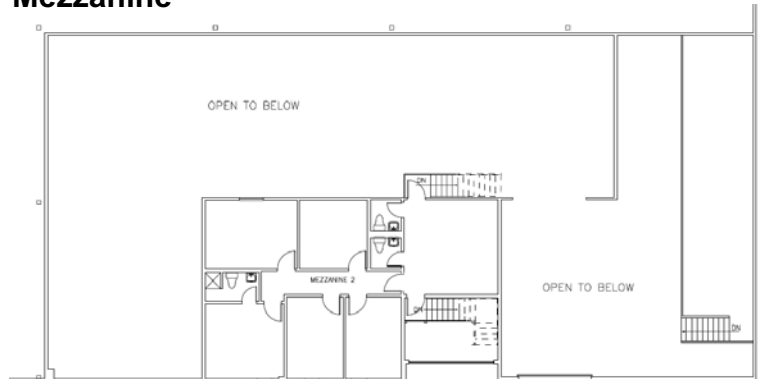


UNIT H FLOOR PLAN

First Floor



Mezzanine



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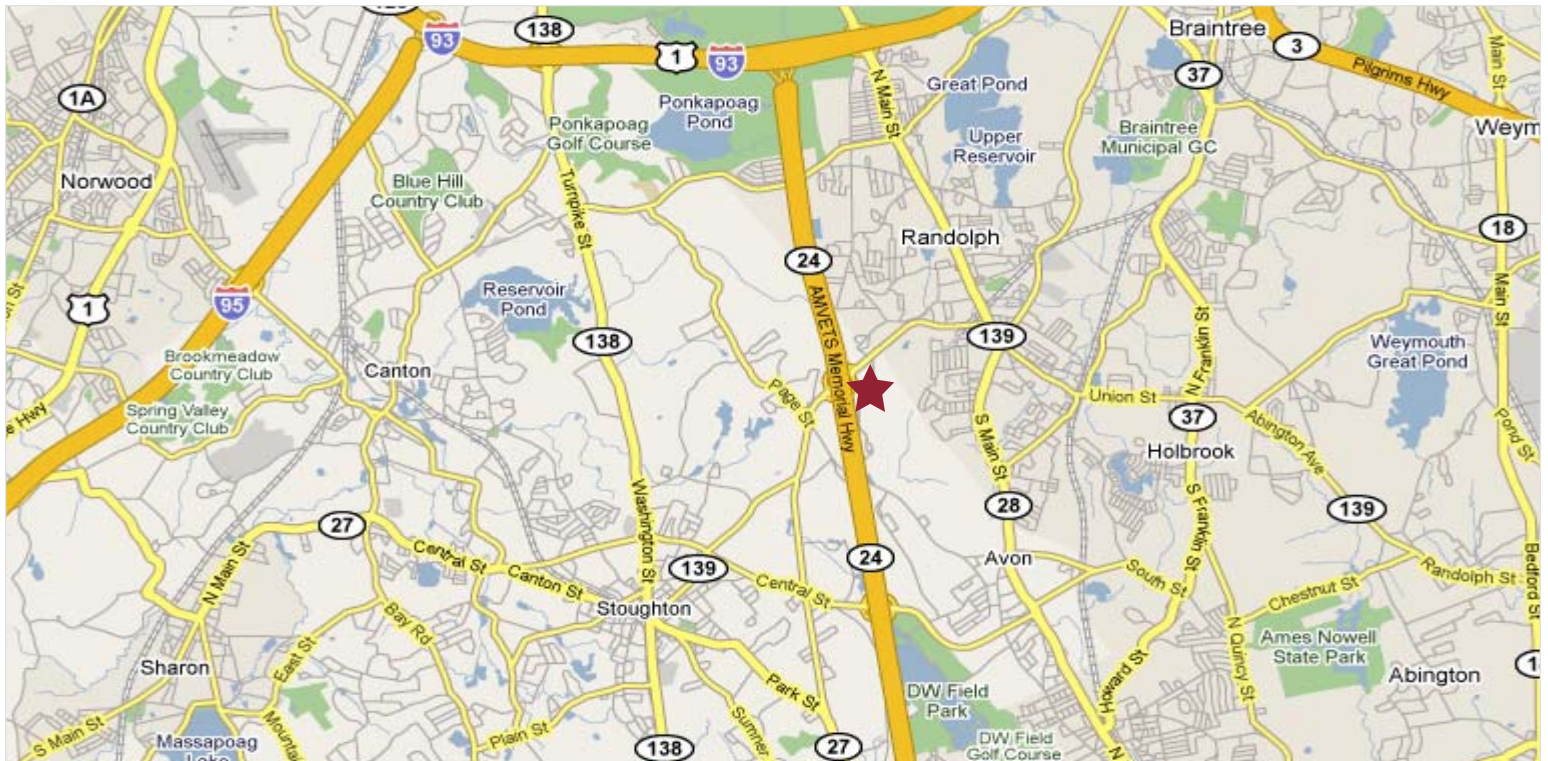
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