

40 ROBBIE ROAD | AVON



48,000 SF Warehouse/Office Space

Available Immediately for Lease



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](mailto:cminnerly@naihunneman.com)

Ovar Osvold, Associate | 617 457 3222 | [oosvold@naihunneman.com](mailto:oosvold@naihunneman.com)

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

# 40 ROBBIE ROAD | AVON

## Warehouse/Office Space

### SPECIFICATIONS:

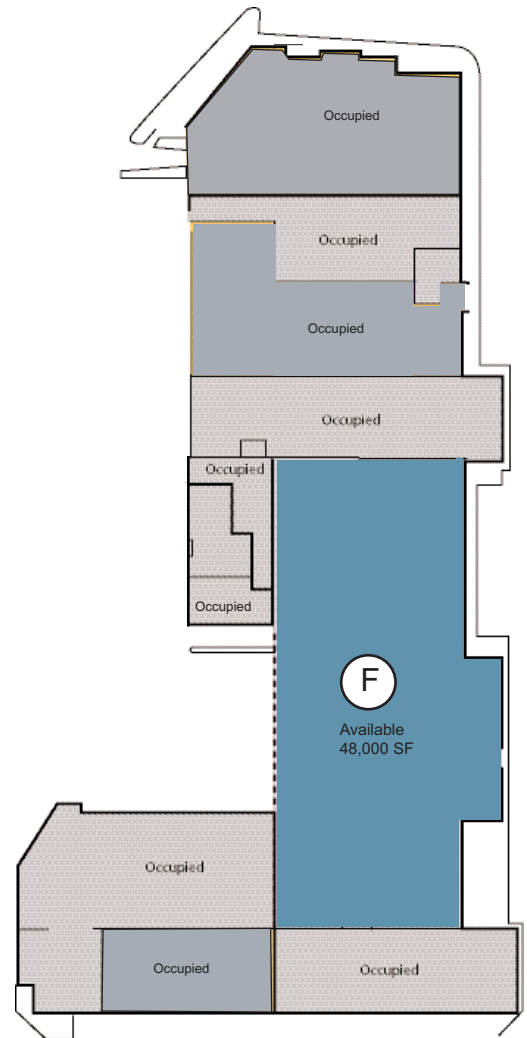
<b>TOTAL SF</b>	154,314 SF	
<b>PROPERTY TYPE</b>	Warehouse/Office	
<b>LAND AREA</b>	8.87 acres	
<b>ZONING</b>	Industrial	
<b>UTILITIES</b>	<i>Gas:</i>	Bay State Gas
	<i>Electricity:</i>	National Grid
	<i>Water/Sewer:</i>	Town of Avon/ Private septic
<b>PARKING</b>	0.8/1,000 SF	
<b>SPRINKLERS</b>	Wet sprinklered system throughout	
<b>LOCATION</b>	Located in the Avon Industrial Park approximately 3.5 miles off Route 128 and I-93 on Route 24	
<b>R.E TAX &amp; CAM</b>	\$1.16/SF (FY 2011), \$0.89/SF CAM	
<b>LEASE RATE</b>	TBD	
<b>Clear Height</b>	28'-30'	
<b>Column Spacing</b>	20'x60'	
<b>LOADING</b>	Ten loading docks & one drive-in door	
<b>POWER</b>	600 amp, 480 volt, 3-phase	

### AVAILABILITY:

#### UNIT F

<b>AVAILABLE SF</b>	Total:	48,000 SF
	Warehouse:	44,284 SF
	Office:	3,716 SF

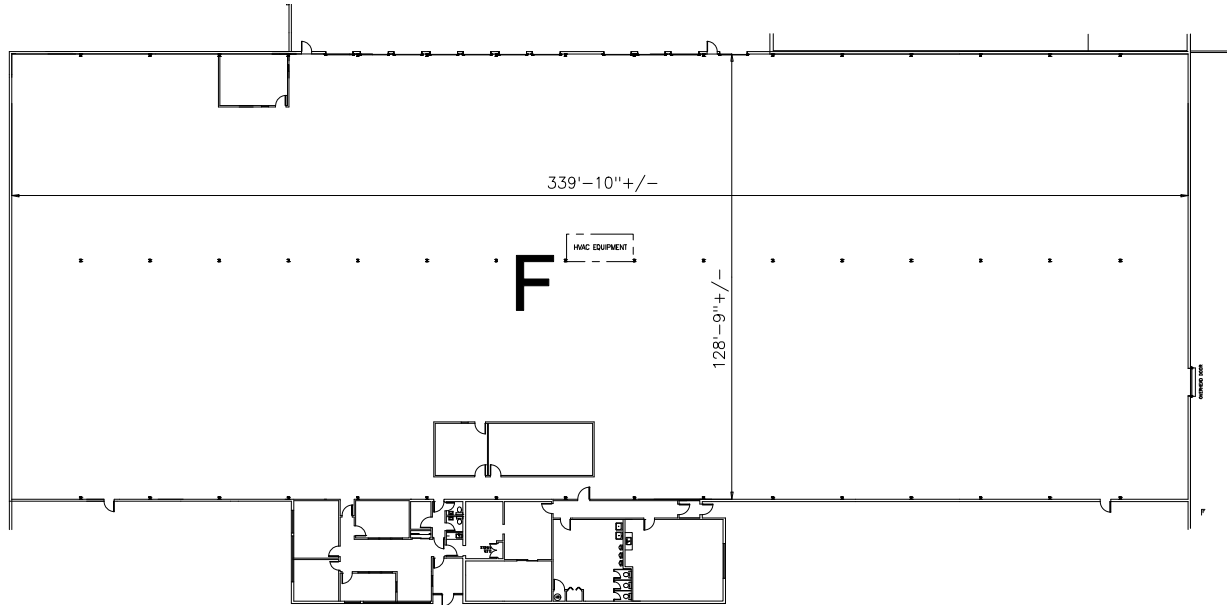
### BUILDING FLOOR PLAN



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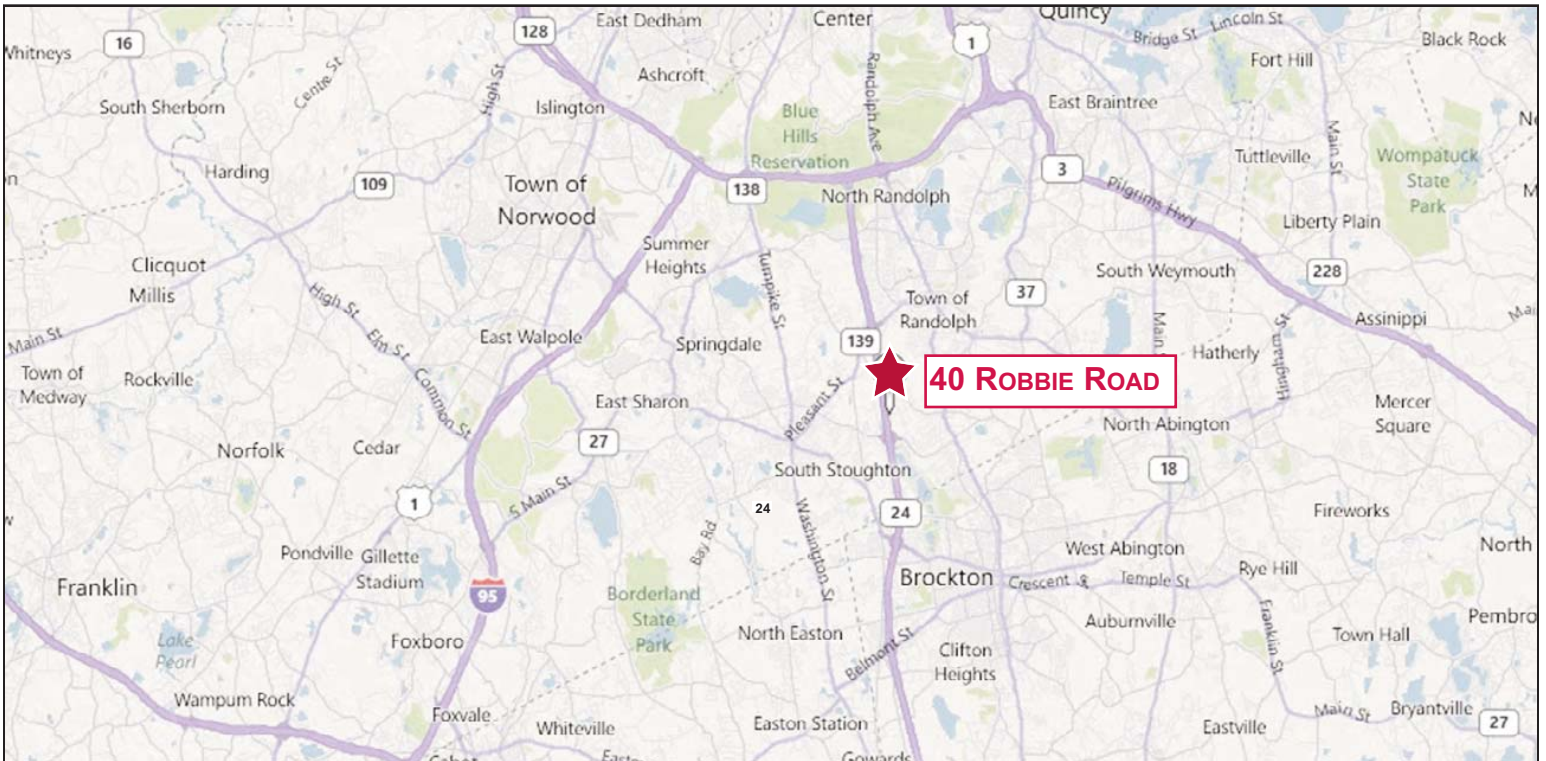
## Warehouse/Office Space

### UNIT F FLOOR PLAN



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## For Lease



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