

OFFICE / WAREHOUSE / FLEX SPACE FOR LEASE

48 LEONA DRIVE

MIDDLEBOROUGH, MA

6,000 SF • AVAILABLE IMMEDIATELY

48 Leona Drive is part of the highly successful Campanelli Business Park in Middleborough and it offers the last remaining available space (6,000 SF) at this booming corporate destination. The available suite is currently laid-out as a practical combination of warehouse and office space but could be customized by Campanelli Companies' in-house professionals to accommodate R&D, flex or other types of users.

The new tenant will join high-profile businesses in the park such as Christmas Tree Shops, Serta Mattress, Sager Electronics and Mueller Technologies.

Other attributes that make 48 Leona Drive a smart business address:

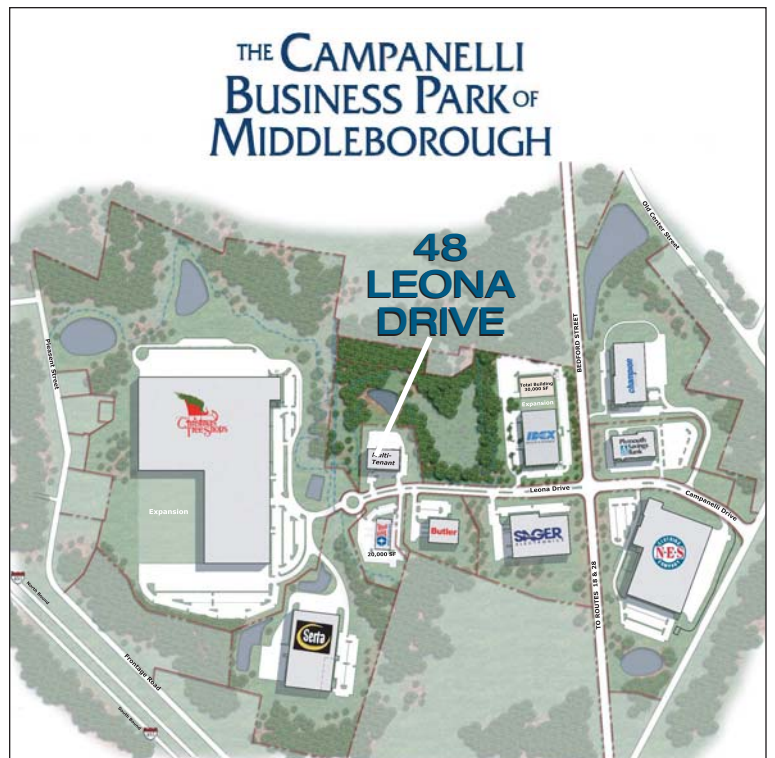
- Minutes from the MBTA commuter rail
- Less than one hour from Boston's Logan International Airport and Providence's T.F Green Airport
- Less than one minute from the intersection of Routes 495 and 140 and directly on Route 18
- Signage opportunities at Route 18 and on the building itself
- An elegant landscape/curb-appeal
- Modern construction that offers efficiencies, style and value.

FOR MORE INFORMATION, PLEASE CONTACT

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NAIHunneman

Commercial Real Estate Services, Worldwide.

303 Congress Street | Boston MA 02110 | 617.457.3400 | www.NAIHunneman.com

OWNED AND OPERATED BY

**Campanelli
Companies**

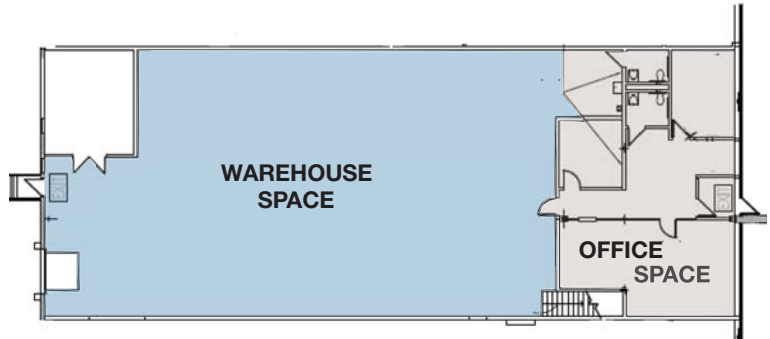
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BUILDING SPECS

Total SF	27,484 SF
Available SF	6,000 SF: 4,380 SF warehouse, 1,620 SF office
Mezzanine/ Bonus Space	Above office area for dead storage
Land Area	3.41 acres
Year Built	1999
Clear Height	24'
Column Spacing	3 columns 30' apart
Construction	Block/Steel
Roof	Fully-adhered rubber roof
Sprinklers	Wet system
Lighting	7-400W metal halides in warehouse 2 x 4 fluorescent fixtures in office
HVAC	Gas heat in warehouse/air conditioning in office only
Loading	One tailboard dock dedicated to available space
Zoning	Commercial Business
Parking	3 spaces per 1,000 SF
Power	Panel "1" is a main panel—400A/3p 120/208 Panel "2" is a sub panel – 100A/3p 120/208
Utilities	
Gas & Electric	Middleborough Gas & Electric
Water/Sewer	Town of Middleborough
Fiber	T1 provided by Verizon
R.E. Tax & CAM	\$1.97/SF
Available	Immediately



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LOCAL AMENITIES

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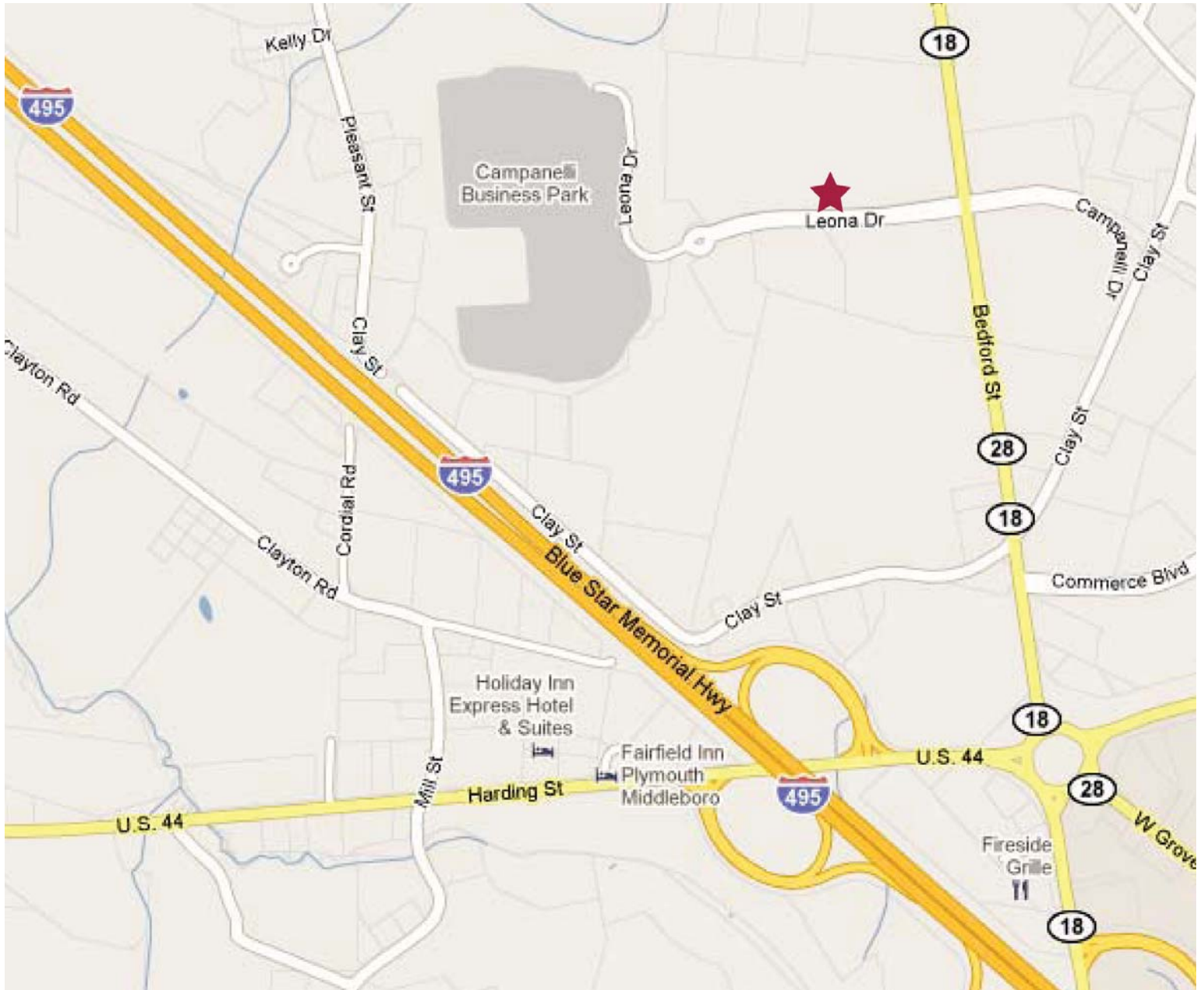
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