

50 THOMAS PATTON DRIVE | RANDOLPH



30,000 SF - For Sale or Lease

First Class Office Space located at the intersection
of Rts 24 & 139

contact information

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

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

NAIHunneman

Commercial Real Estate Services, Worldwide.

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

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.

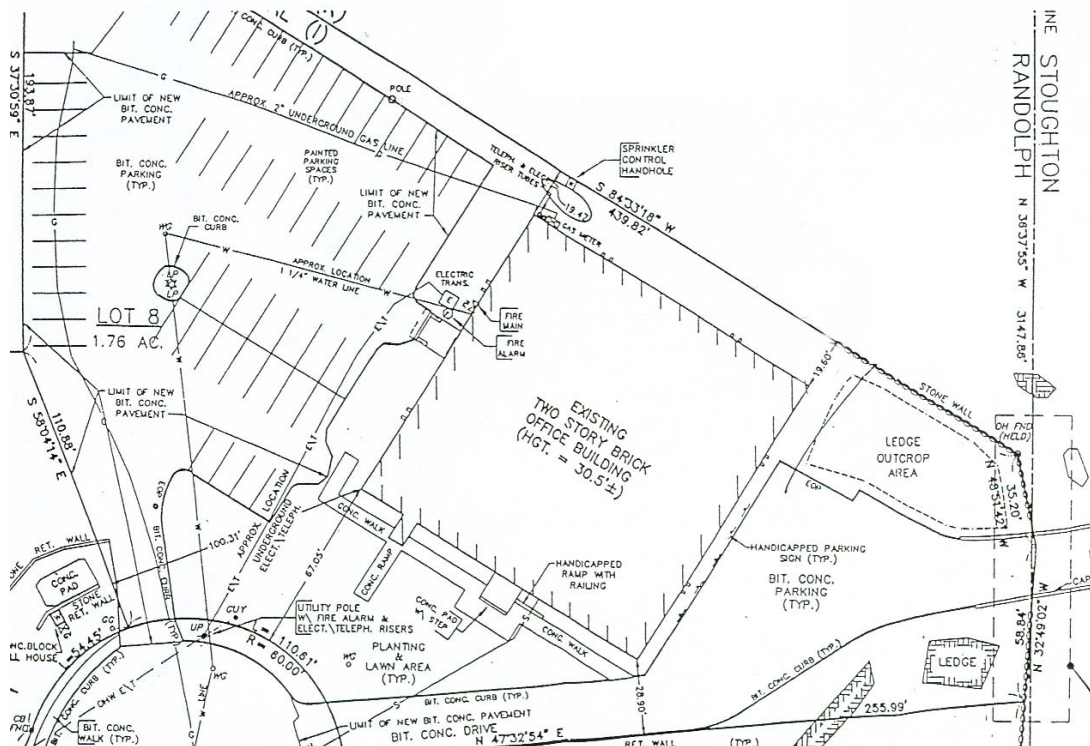
50 THOMAS PATTON DRIVE | RANDOLPH

FOR SALE OR LEASE

SPECIFICATIONS:

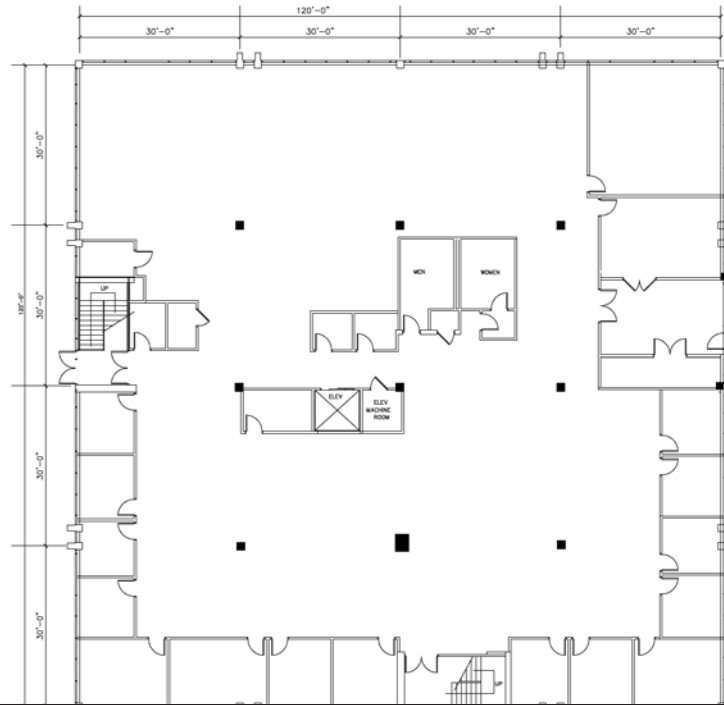
Total SF	30,000 SF	Income	Shaw Industries is paying rent on entire building at \$46,200/month. Their lease expires as follows: 1st Floor - January 2014 2nd Floor - October 2011
Available SF	30,000 SF First Floor: 15,116 SF Second Floor: 14,884 SF	Security	Card access system
Property Type	Office	Parking	3.1/1,000 SF
Land Area	2 acres	Power	1200 amp at 480/277V, 3-phase, 4 wire
HVAC	New rooftop unit and cooler (2002)	Sprinklers	Wet system throughout
Year Built	1977, completely remodeled 1996	Telecom	T3 & Fiber optic throughout
Available	Immediate	Utilities	
Location	At the intersection of Rt 139 & Rt 24 on the Randolph-Stoughton line	Gas:	Bay State Gas
Roof	Rubber EPDM; Replaced 1998	Electricity:	Mass Electric Co.
RE Taxes	\$2.22 psf	Sewer:	Town of Randolph
Lease Rate	\$16.95 / SF gross net of electric	Water:	Town of Randolph
Sale Price	\$3,295,000		

SITE PLAN

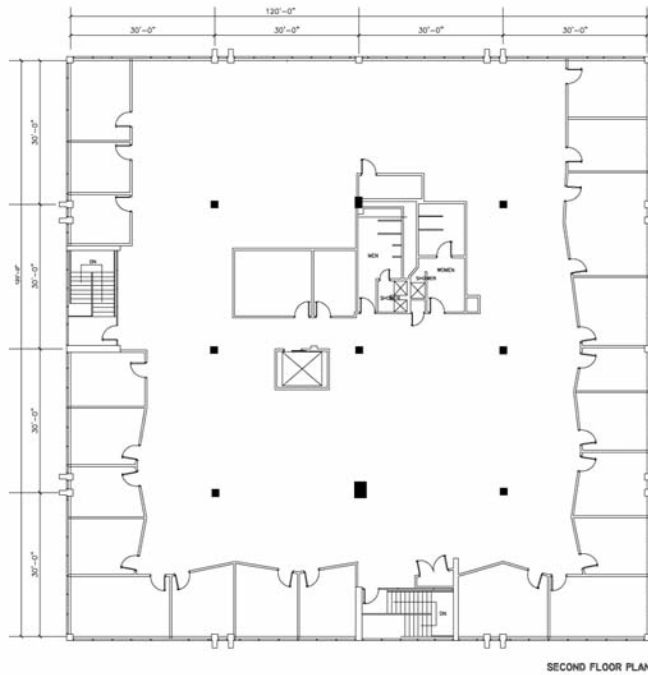


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1st FLOOR PLAN



2nd FLOOR PLAN



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