

80 STOCKWELL DRIVE | AVON, MA



Owned and operated by:



For Lease 100,000 SF - 248,000 SF
First Class Office/Warehouse/R&D

contact information

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

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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.

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248,000 SF First Class Office/Warehouse/R&D

NAI Hunneman is pleased to offer 248,000 SF of first class office, warehouse, and R&D space at **80 Stockwell Drive**, Avon, MA.

BUILDING SPECIFICATIONS:

Total SF	100,000 SF up to 248,000 SF
Warehouse	211,000 SF <i>(40,000 SF climate controlled section)</i>
Office	37,000 SF <i>executive wing, 2 presentation rooms, multiple private offices and open cube areas</i>
Property Type	Office/Warehouse/R&D
Land Area	12.70 Acres
Year Built	1986, renovated 1998 (40,000 SF warehouse addition)
Loading	17 dock-high doors; 2 grade-level doors
Zoning	Commercial (Industrial/Retail)
Column Spacing	40' x 40'
Lighting	T-5 lighting
Clear Height	22'
Fire Protection	High density wet system
Roof	New 2011 (rubber membrane)
HVAC	Rooftop package units
Parking	1.73/1,000 SF
Utilities	
Gas:	Bay State Gas
Electric:	National Grid
Water/Sewer:	City of Avon/Septic
Available	June 2012
Lease Rate	TBD
Taxes	\$1.13/SF
NNN	\$0.67/SF
Traffic Count	125,000 cars per day
Location	East side of Stockwell Drive, Exit 19B off Route 24, direct highway visibility, minutes from Routes 93, 95, 128, and 495. The facility is located next to Jordan's Furniture, Home Depot, IKEA, Costco and Staples.



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For Lease



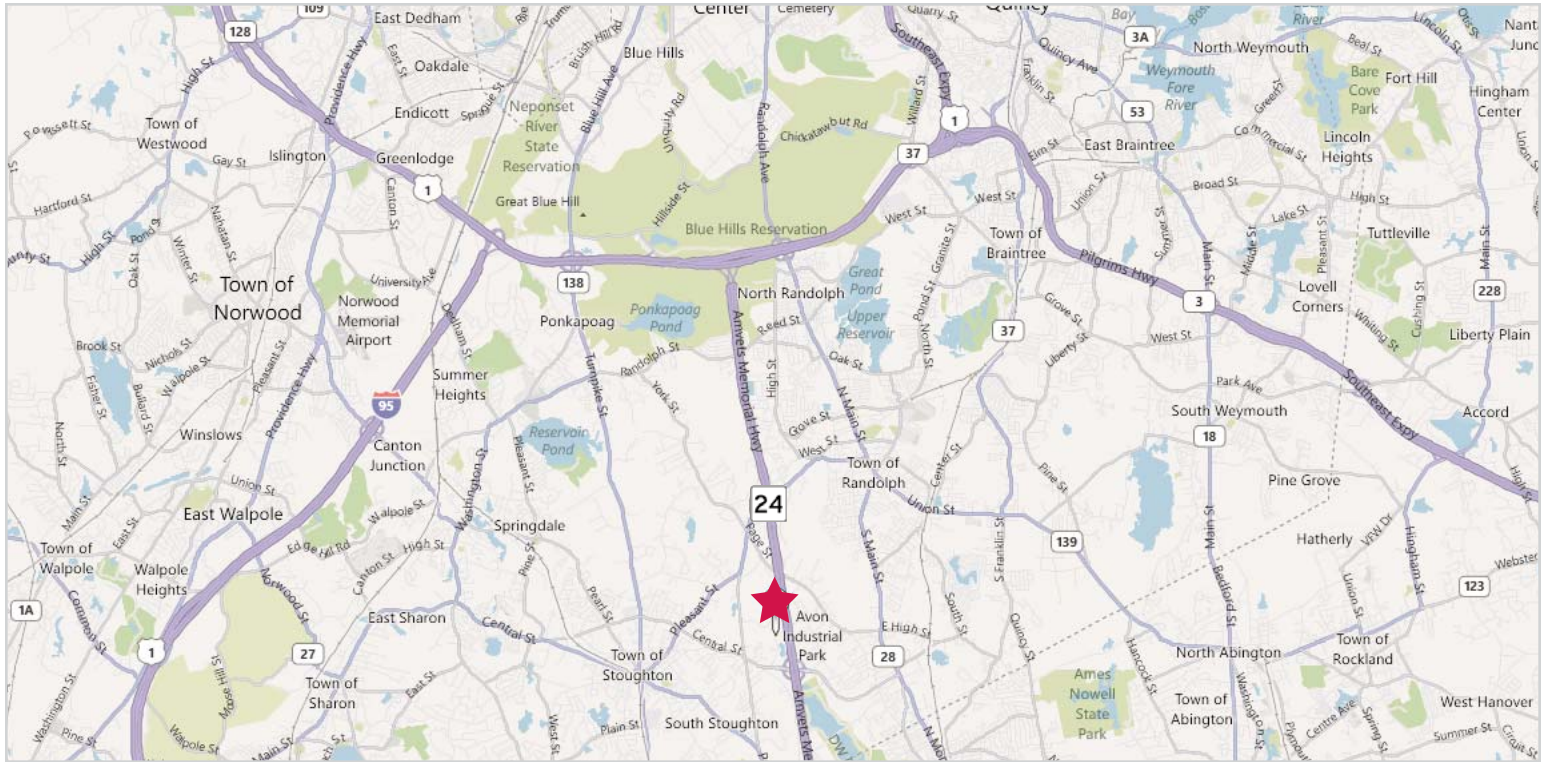
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