

84 SOUTH MAIN STREET | MIDDLEBORO



For Sale or Lease
12,875 SF Office Building

contact information

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

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

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

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Commercial Real Estate Services, Worldwide.

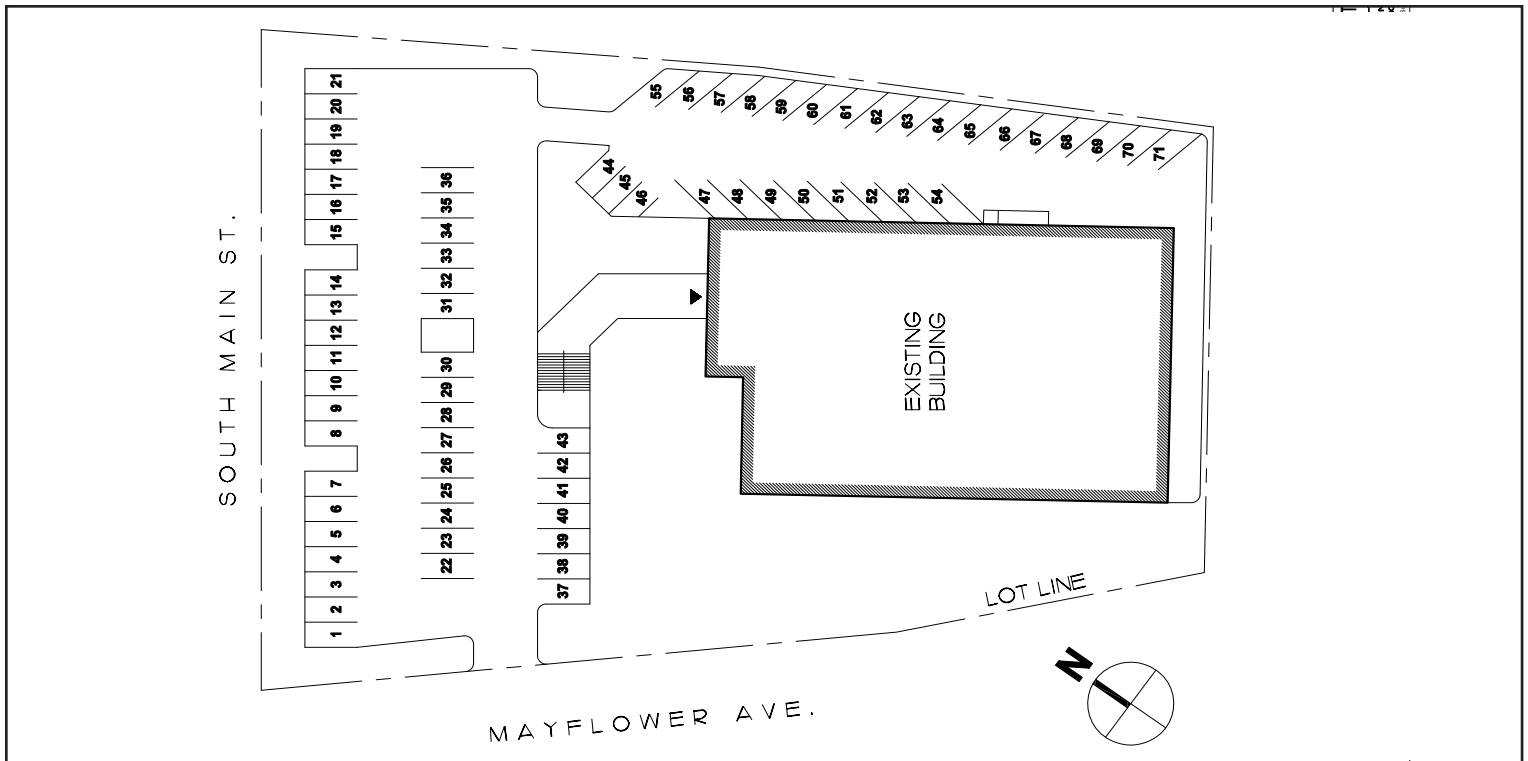
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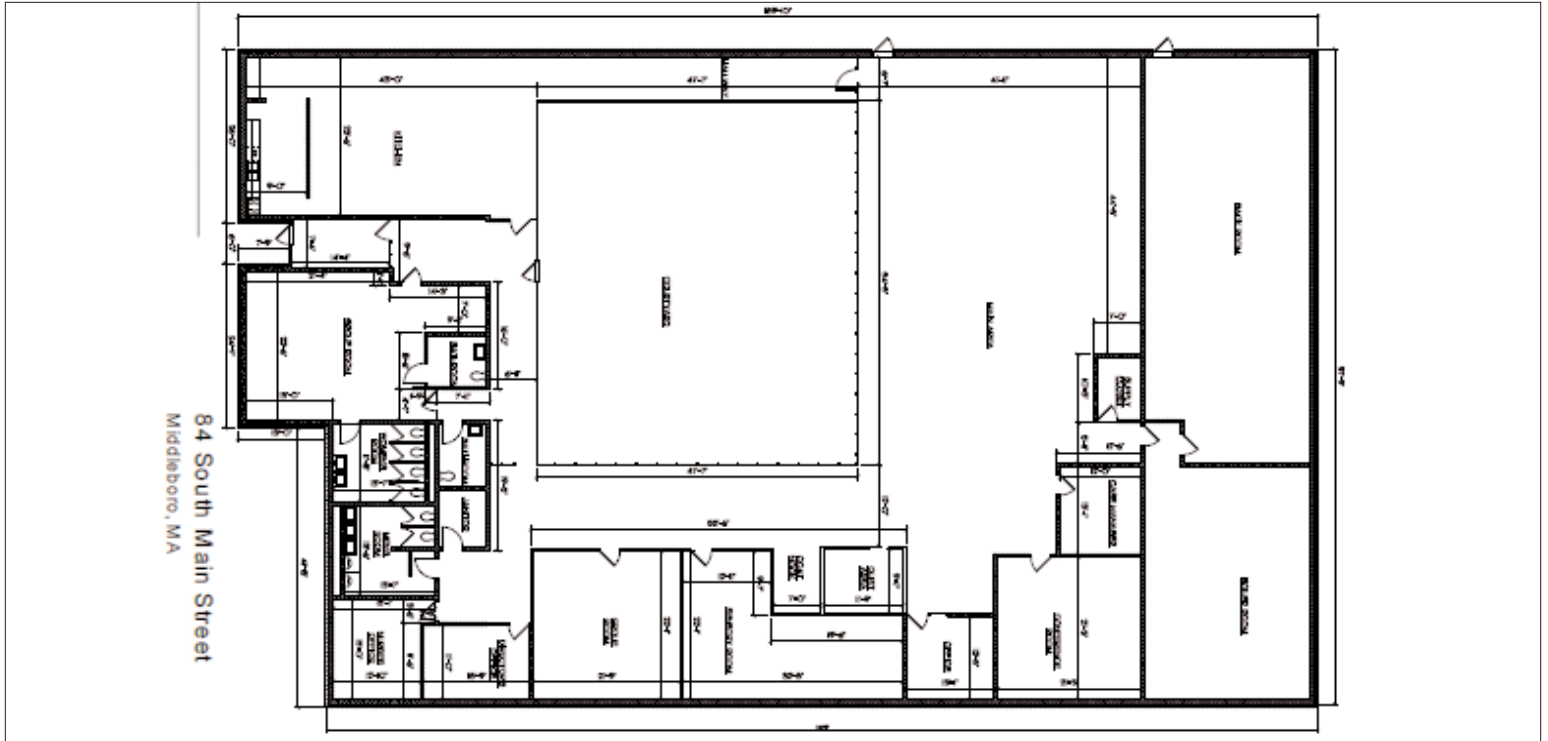
BUILDING SPECIFICATIONS:

| | | | |
|----------------------|---|---------------------------|--|
| Total SF | 12,875 SF | Utilities | |
| Available SF | 12,875 SF | Gas/Electric: | Middleboro Gas & Electric |
| Property Type | Office Building | Water/Sewer: | Town of Middleboro |
| Land Area | 1.53 acres | R.E. Tax & CAM | R.E tax estimate @ \$1.37 psf |
| Year Built | 1976, renovated 1985 | Available | Immediate |
| Construction | Block & brick | Lease Rate | \$9.95 NNN |
| Sprinklers | Wet system | Sale Price | \$1.7 M |
| HVAC | Fully air conditioned | Location | Conveniently located off I-495 approximately 3/4 of a mile on Route 105. |
| Zoning | Office BLD MDL-94 | | |
| Use | Medical, schools office, etc...allowed with special permit which is encouraged by the Town. | | |



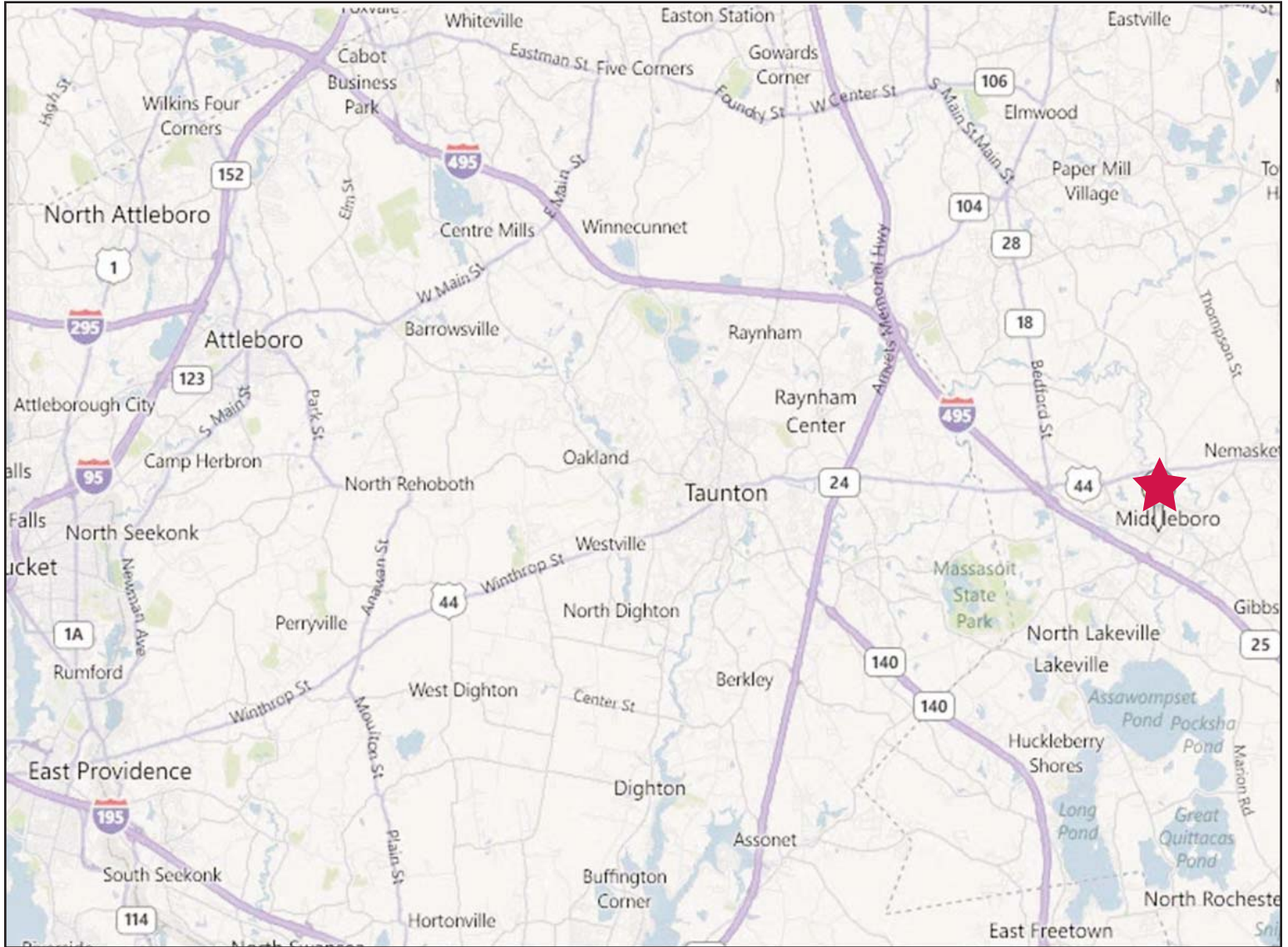
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