

# 9 MERCHANT STREET | SHARON, MA

## 30,000 SF for Sale or Lease



### SPECIFICATIONS:

<b>Total SF</b>	30,000 SF	<b>Sale Price</b>	\$1,850,000
<b>Available SF</b>	Office: 3,000 SF Warehouse/Mfg: 27,000 SF (Outside storage allowed)	<b>Lease Rate</b>	\$5.95/SF NNN
<b>Property Type</b>	Office/ Warehouse/ Manufacturing	<b>Roof</b>	Buildup - recoated approx. 1995, aluminized coating 2000
<b>Land Area</b>	2.3 acres	<b>Loading</b>	Four (4) Loading docks with levelers One (1) 14'x14' loading dock 30" high
<b>Clear Height</b>	23' Clear ceiling height	<b>Column Spacing</b>	30' x 40'
<b>Zoning</b>	Light Industrial	<b>Parking</b>	44 spaces
<b>Air Conditioning</b>	Office area only	<b>Power</b>	600amp at 480V with 400amp at 208V transformer & sub panel
<b>Year Built</b>	Early to Mid 1970s	<b>Sprinklers</b>	Wet system
<b>Date Available</b>	Immediate	<b>Utilities</b>	
<b>Location</b>	Off Route 1 in Sharon, less than one mile from I-95	Gas:	Bay State Gas
<b>RE Taxes</b>	\$0.77 / SF (FY 2009)	Electricity:	NStar
		Sewer/Water:	Private septic/Town of Sharon

### 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

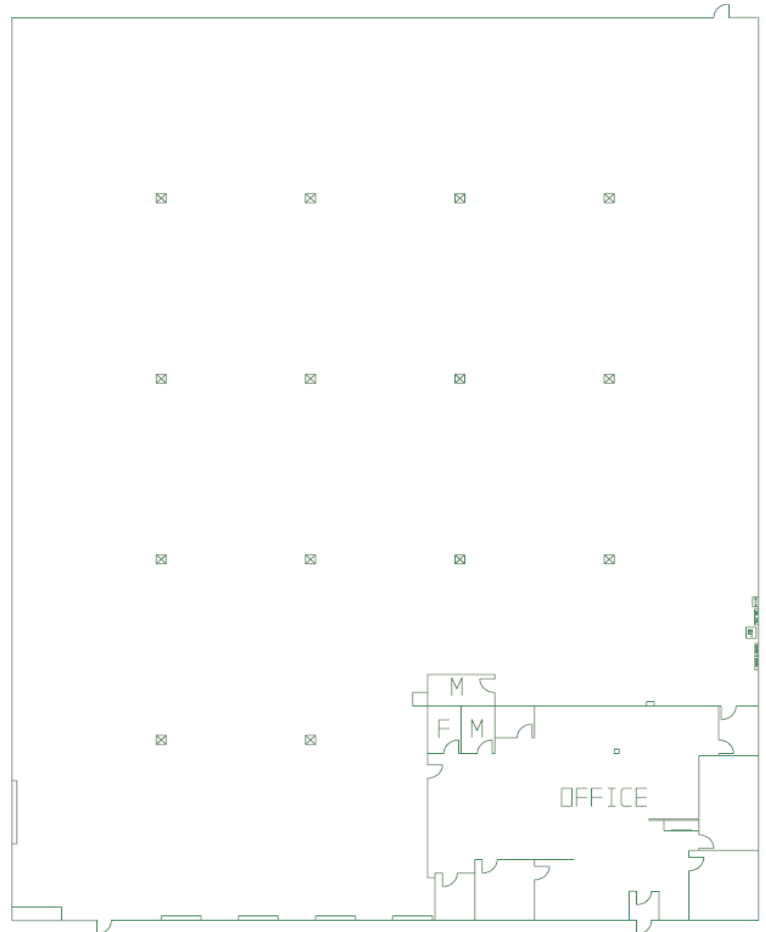
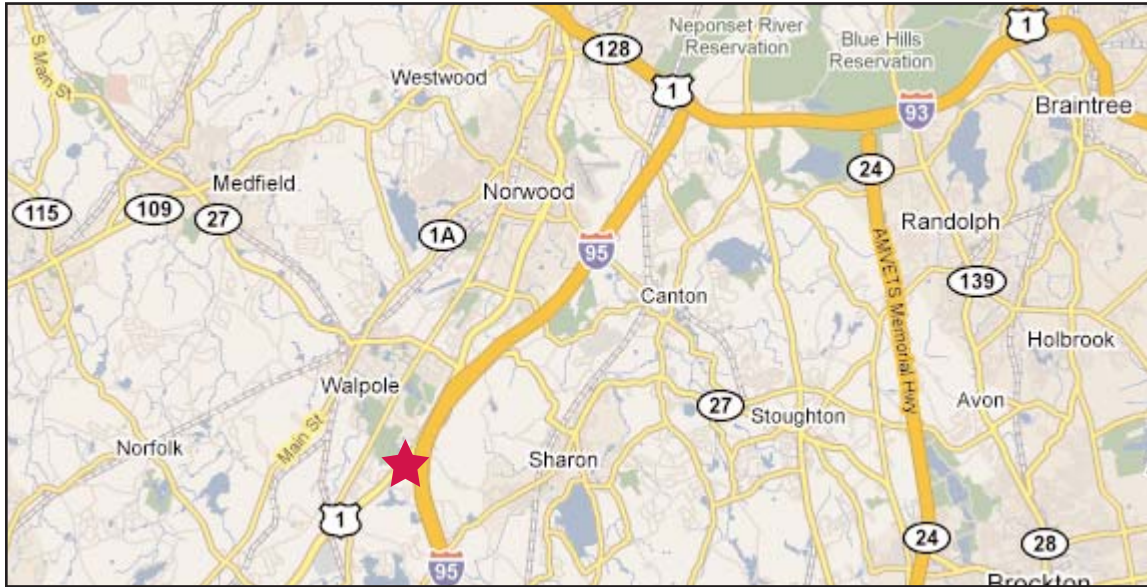


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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

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## Office/Warehouse/Manufacturing Space



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