

# WALPOLE PARK SOUTH | WALPOLE, MA

## OFFICE/FLEX BUILDING FOR LEASE

### BUILDING 5 UNIT 1



## Office/Flex Space For Lease

18,990 SF with  $\pm 10,000$  SF Expansion Capability

### contact information

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Ovar Osvold, Associate | 617 457 3222 | [osvold@naihunneman.com](mailto:osvold@naihunneman.com)

303 Congress Street | Boston, MA 02210 | 617 457 3400 | [www.naihunneman.com](http://www.naihunneman.com)



Commercial Real Estate Services, Worldwide.

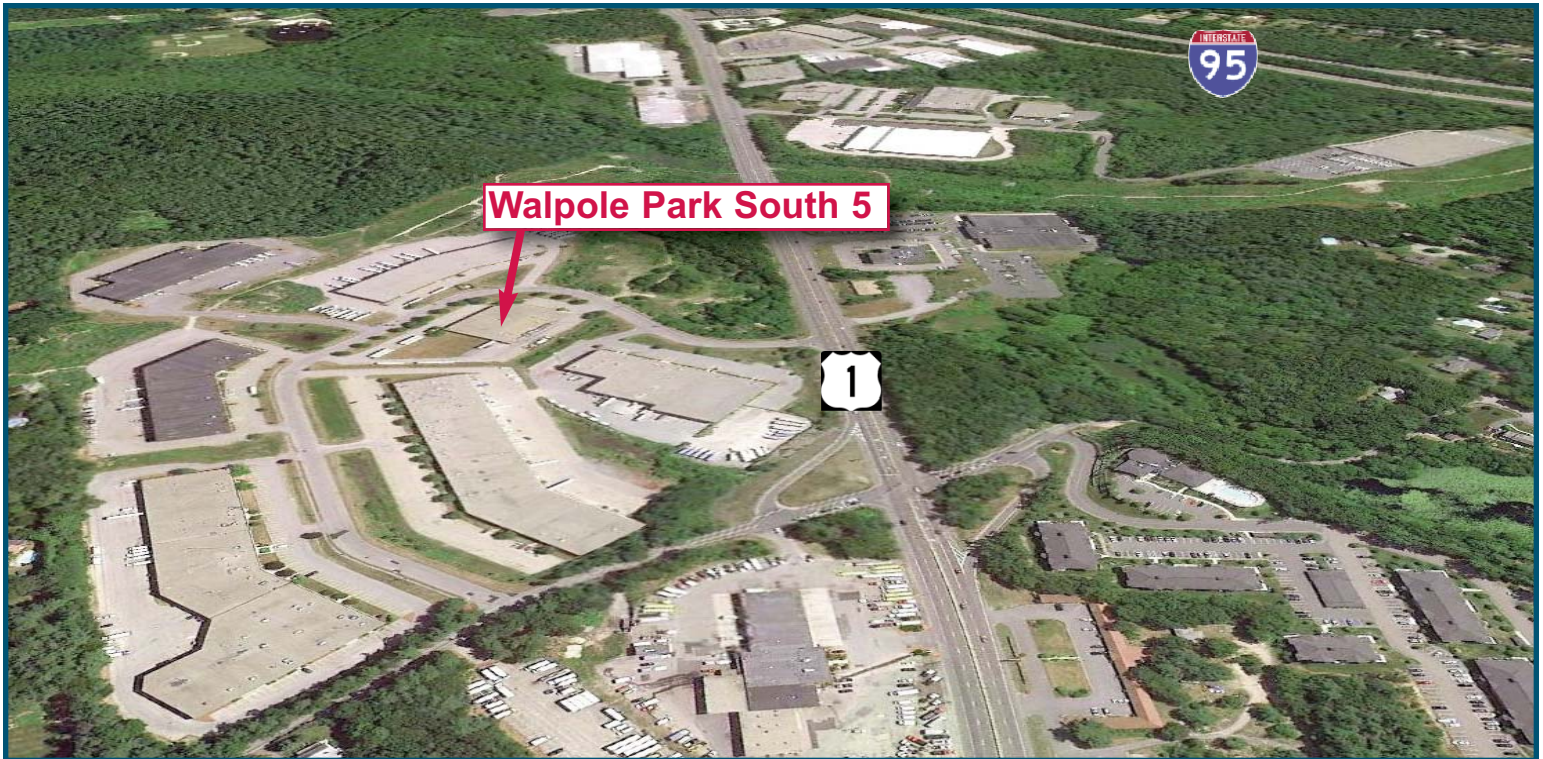
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# WALPOLE PARK SOUTH | WALPOLE

## Available for Lease

### BUILDING SPECIFICATIONS:

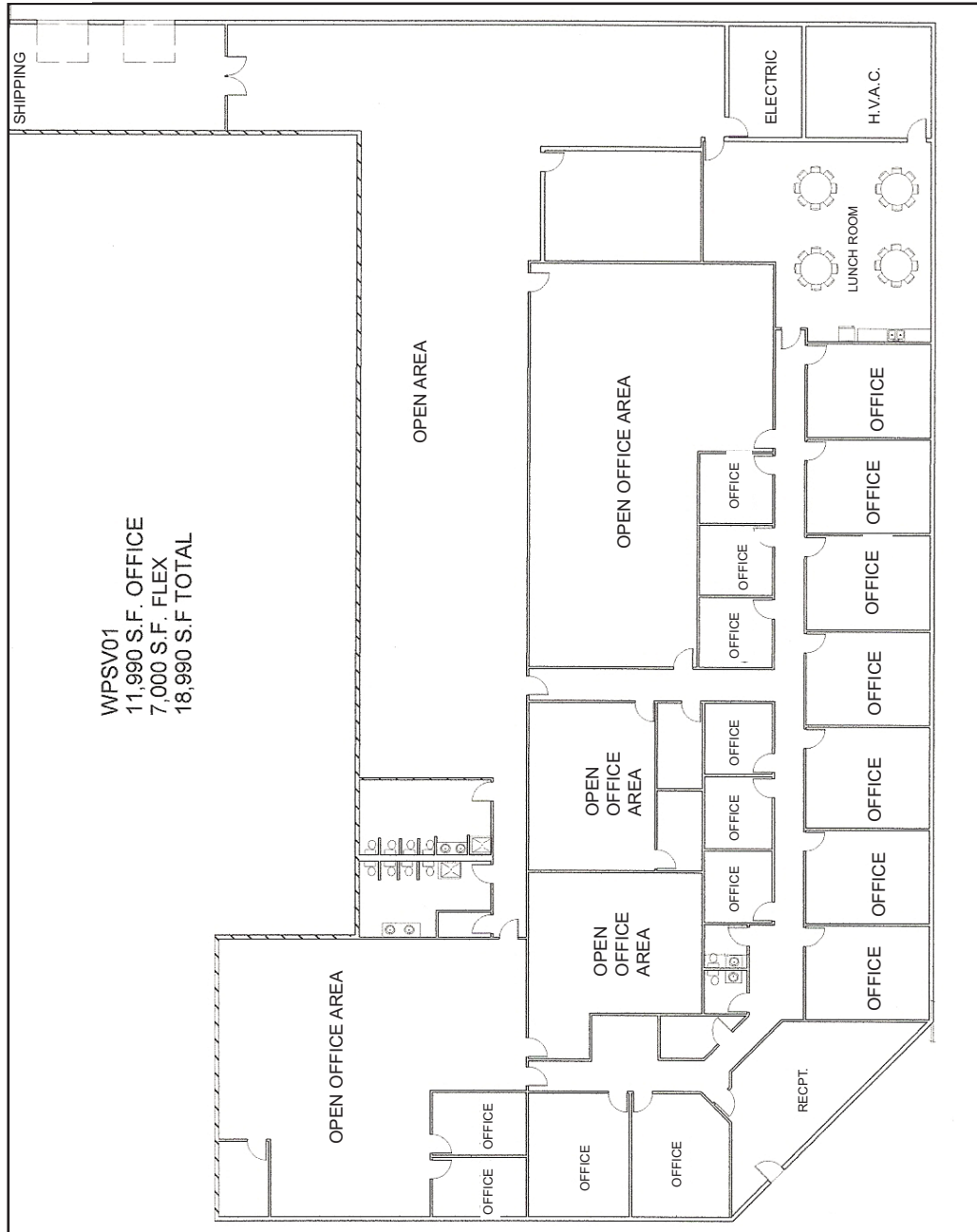
Total Square Feet:	30,000 SF	Power:	1,000 amp, 277/480 Volt, 3 phase, 4 wire
Available SF:	18,990 SF	Utilities:	Gas: Columbia Gas
	Office: 11,990 SF		Electricity: NStar
	Flex: 7,000 SF		Sewer/Water: Town of Walpole
Land Area:	2.93 Acres (54 Acres in Park)	Sprinklers:	Wet System
Ceiling Height:	10' Clear (Office) 14'-16' Clear (Flex)	Roof:	Conventional Rubber Roof
Loading:	2 tailboard docks	Real Estate Tax	
Zoning:	Limited Manufacturing	& Cam:	\$1.17/1.02- \$2.17 (FY 2011)
Construction Type:	All block construction	Occupancy:	Immediate
Air Conditioning:	Fully air conditioned	Lease Rate:	\$8.95 psf NNN
Parking:	72 parking spaces	Location:	Located on Route 1 approx. 1 mile off I-95
Column Spacing:	34' x 43'		



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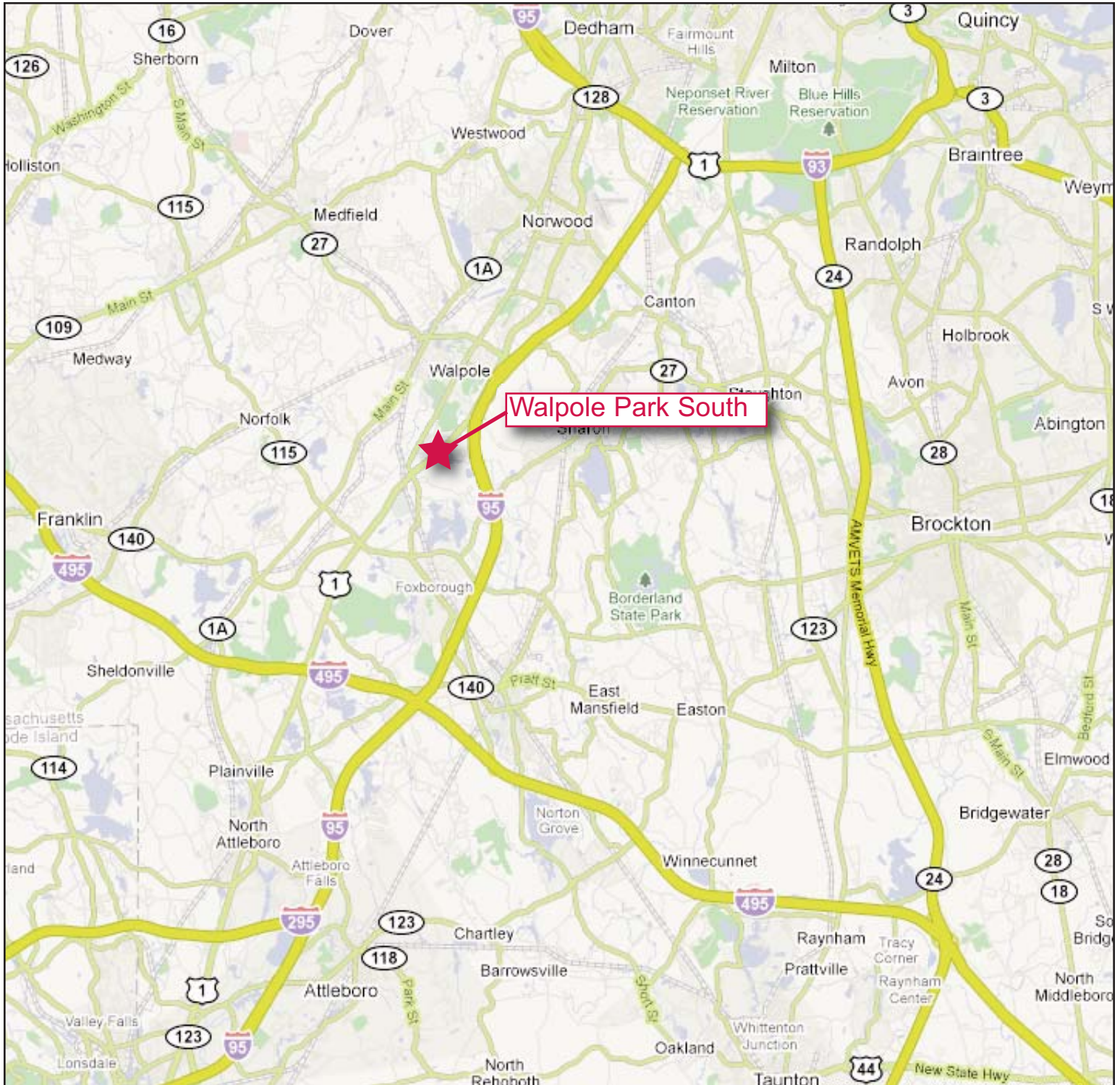
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## FLOOR PLAN



# WALPOLE PARK SOUTH | WALPOLE

## Office/Flex Building for Lease



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