

# WALPOLE PARK SOUTH | WAPOLE, MA

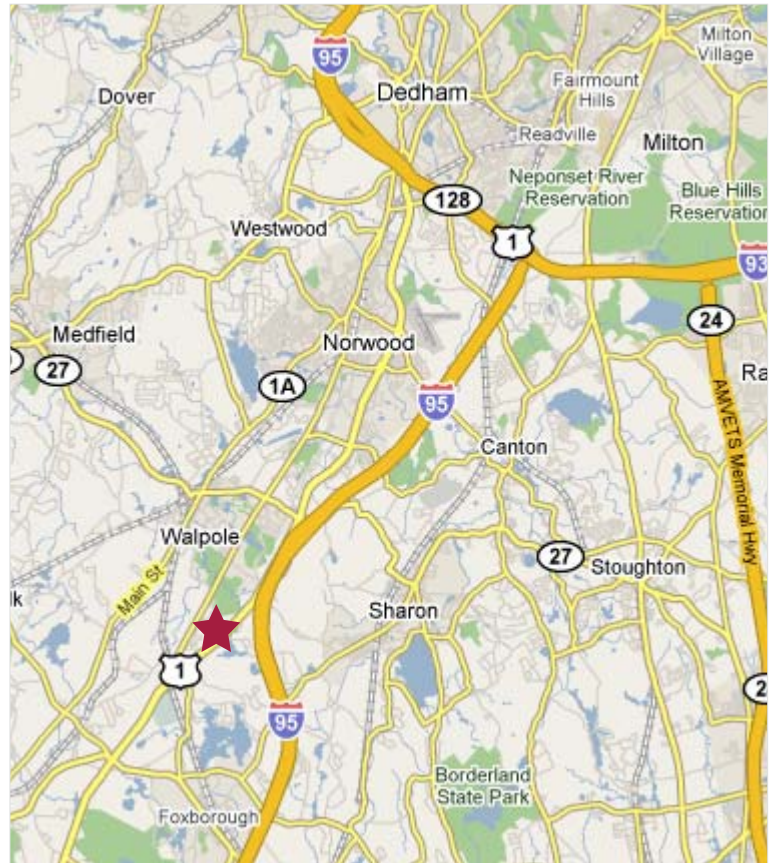
## Office/Warehouse Space for Lease

### Building 1, Unit 12



#### BUILDING SPECIFICATIONS

Total Square Feet:	105,000 SF
Available SF:	9,936 SF
	2,661 SF Office
	7,275 SF Warehouse
Land Area:	8.6 Acres (54 Acres in Park)
Ceiling Height:	16' Clear
Zoning:	Limited Manufacturing
Loading:	1 Tailboard Loading Dock
Parking:	Ample
Column Spacing:	34' x 43'
Power:	200 amp, 277/480 volt
Utilities:	Gas: Bay State Gas
	Electricity: NStar
	Sewer/Water: Town of Walpole
Sprinklers:	Wet System
Roof:	Conventional Rubber Roof
Real Estate Tax & Cam:	\$1.75 PSF (FY 2011)
Occupancy:	Immediate
Lease Rate:	\$6.95 PSF NNN
Location:	Located on Route 1 approx. 1 mile off I-95



#### contact information



Commercial Real Estate Services, Worldwide.

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.

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

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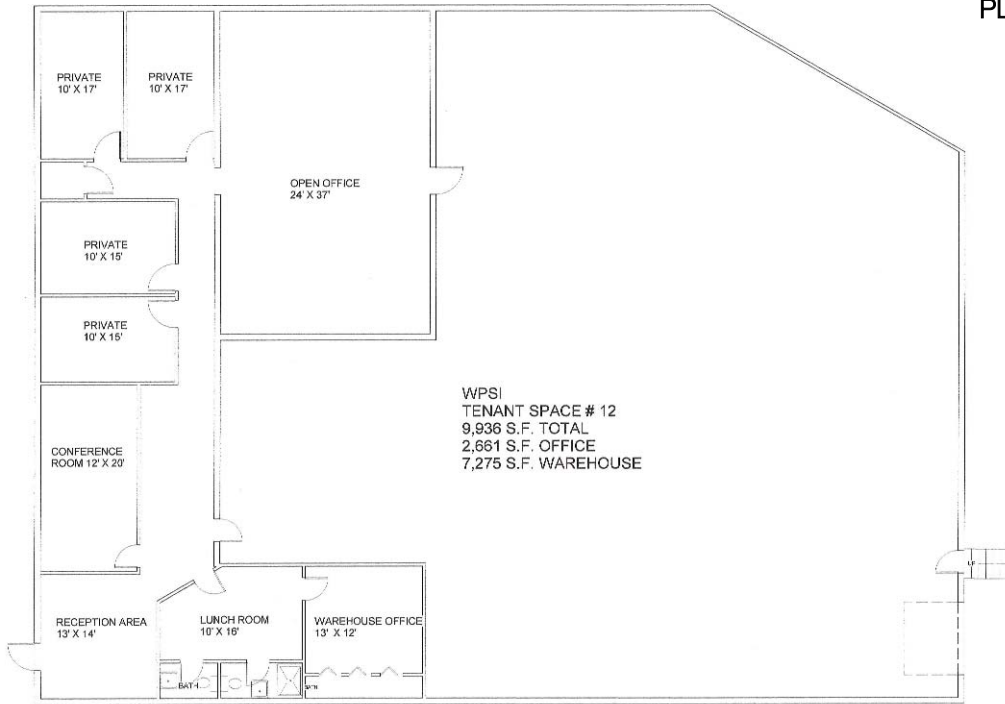
303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

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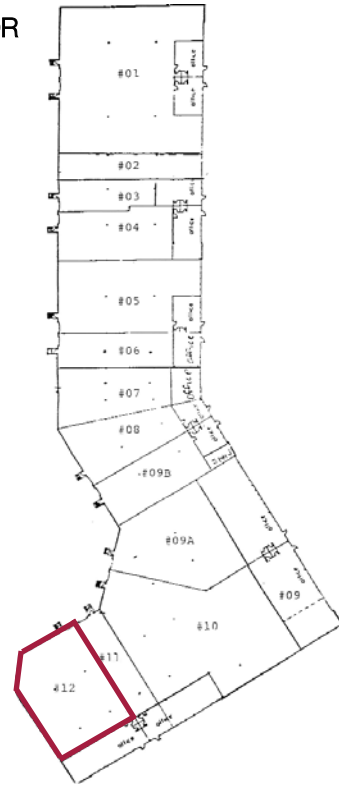
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UNIT 12 FLOOR PLAN



BUILDING 1 FLOOR PLAN



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