

WALPOLE PARK SOUTH | WAPOLE, MA

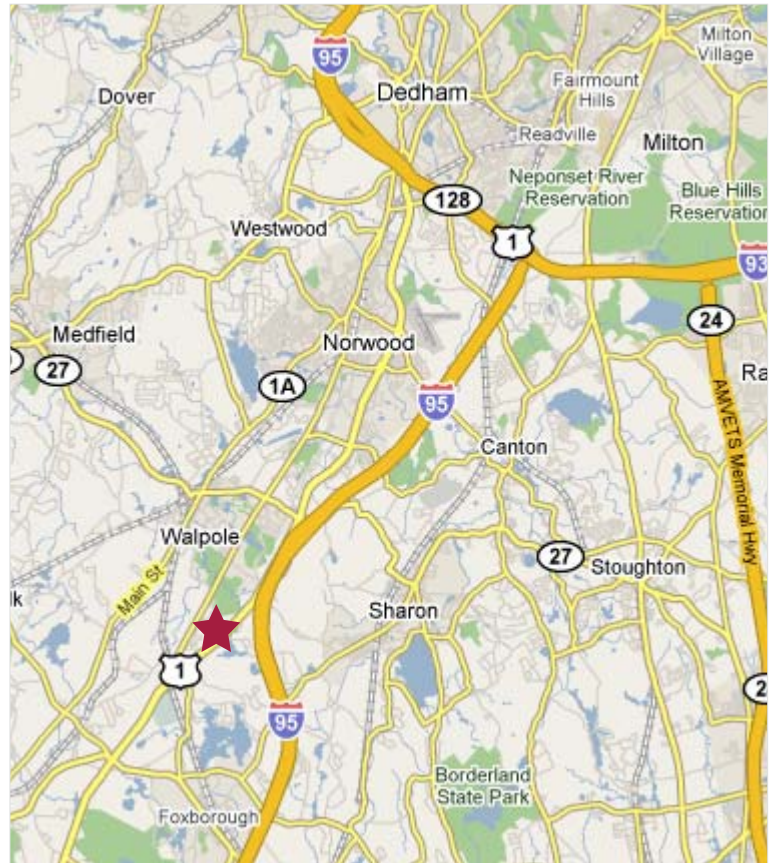
Office/Warehouse Space for Lease

Building 1, Unit 2



BUILDING SPECIFICATIONS

Total Square Feet:	105,000 SF
Available SF:	3,770 SF (Unit 2)
	1,020 SF Office
	2,750 SF Warehouse
Land Area:	8.6 Acres (54 Acres in Park)
Ceiling Height:	16' Clear
Zoning:	Limited Manufacturing
Air Conditioning:	Office Area
Loading:	1 Tailboard
Parking:	Ample
Column Spacing:	34' x 43'
Power:	200 Amps at 277/488 Volts
Utilities:	Gas: Bay State Gas
	Electricity: Boston Edison
	Sewer/Water: Town of Walpole
Sprinklers:	Wet System
Roof:	Conventional Rubber Roof
Real Estate Tax & Cam:	\$1.65 PSF (FY 2009)
Lease Rate:	\$7.95 PSF NNN
Available:	September 2010
Location:	Located on Route 1 approx. 1 mile off I-95



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.

contact information

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

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

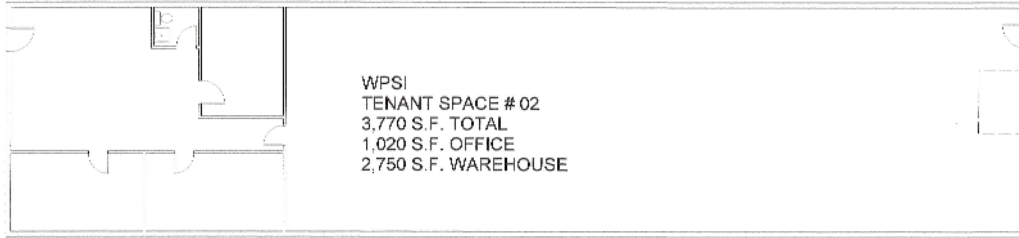
303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

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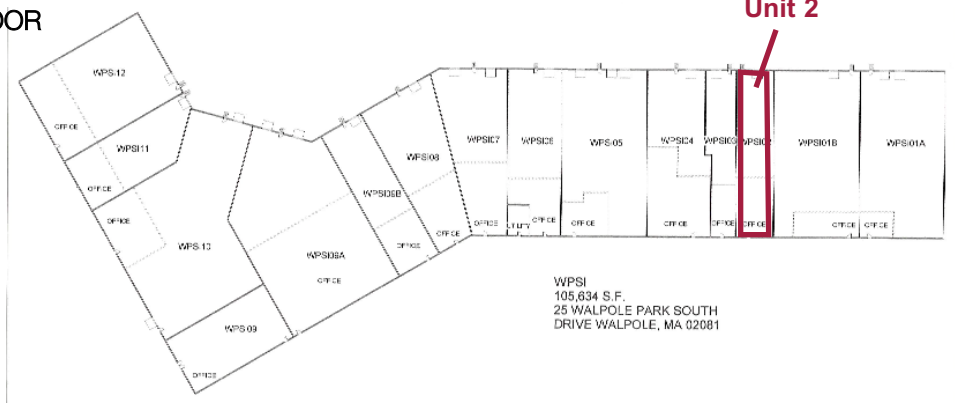
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UNIT 2 FLOOR PLAN



BUILDING 1 FLOOR PLAN



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