

WALPOLE PARK SOUTH | WAPOLE, MA

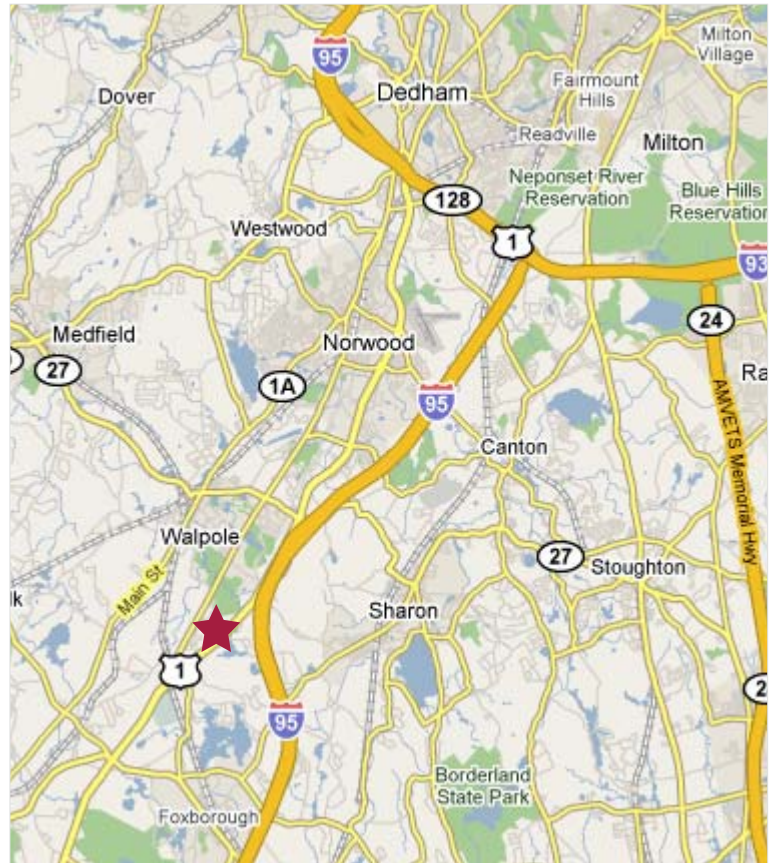
Office/Warehouse Space for Lease

Building 1, Unit 4



BUILDING SPECIFICATIONS

Total Square Feet:	105,000 SF	
Available SF:	6,289 SF (Unit 4)	
	2,355 SF Office	
	3,934 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:	\$1.75 PSF (FY 2011)	
Lease Rate:	\$6.95 PSF NNN	
Available:	Immediate	
Location:	Located on Route 1 approx. 1 mile off I-95	



contact information

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UNIT 4 FLOOR PLAN



BUILDING 1 FLOOR PLAN

