

# WALPOLE PARK SOUTH | WALPOLE, MA

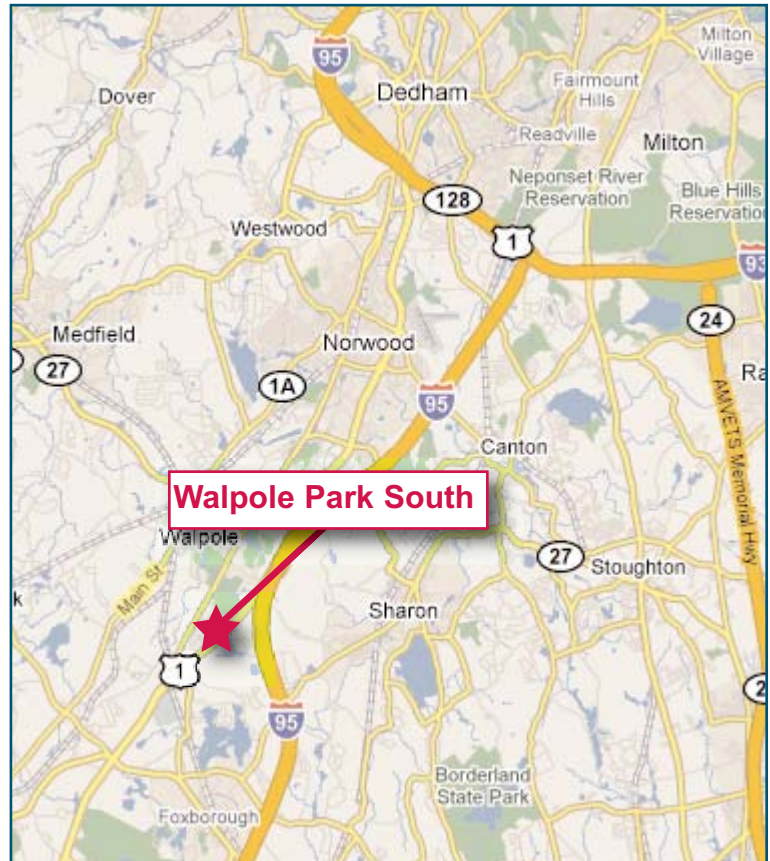
## Office/Warehouse Space for Lease

### Building 2, Unit 12



#### BUILDING SPECIFICATIONS

|                        |  |
|------------------------|--|
| Total Square Feet:     | 20,016 SF  |
|                        | <i>Office: 2,108 SF</i>  |
|                        | <i>Warehouse: 17,908 SF</i>  |
| Land Area:             | 8.6 Acres  |
| Ceiling Height:        | 18' Clear  |
| Zoning:                | Limited Manufacturing  |
| Air Conditioning:      | Office Area  |
| Loading:               | 5 Tailboards   |
| Parking:               | Ample  |
| Column Spacing:        | 40' x 31'  |
| Power:                 | 2400 amps, 120/290 volts, 3-phase, 4 wire in entire building                     |
| Utilities:             | Gas: Bay State Gas<br>Electricity: Boston Edison<br>Sewer/Water: Town of Walpole |
| Sprinklers:            | Wet System   |
| Roof:                  | Conventional Rubber Roof   |
| Real Estate Tax & Cam: | \$1.75 PSF (FY 2011)   |
| Lease Rate:            | \$5.95 PSF NNN   |
| Available:             | Immediately  |
| Location:              | Located on Route 1 approx. 1 mile off I-95                                       |



**Cathy Minnerly, Executive Vice President** | 617.457.3334 | [cminnerly@naihunneman.com](mailto:cminnerly@naihunneman.com)

**Ovar Osbold, Associate** | 617.457.3222 | [osbold@naihunneman.com](mailto:osbold@naihunneman.com)

303 Congress Street | Boston, MA 02210 | 617.457.3400 | [www.naihunneman.com](http://www.naihunneman.com)

#### contact information

Commercial Real Estate Services, Worldwide.

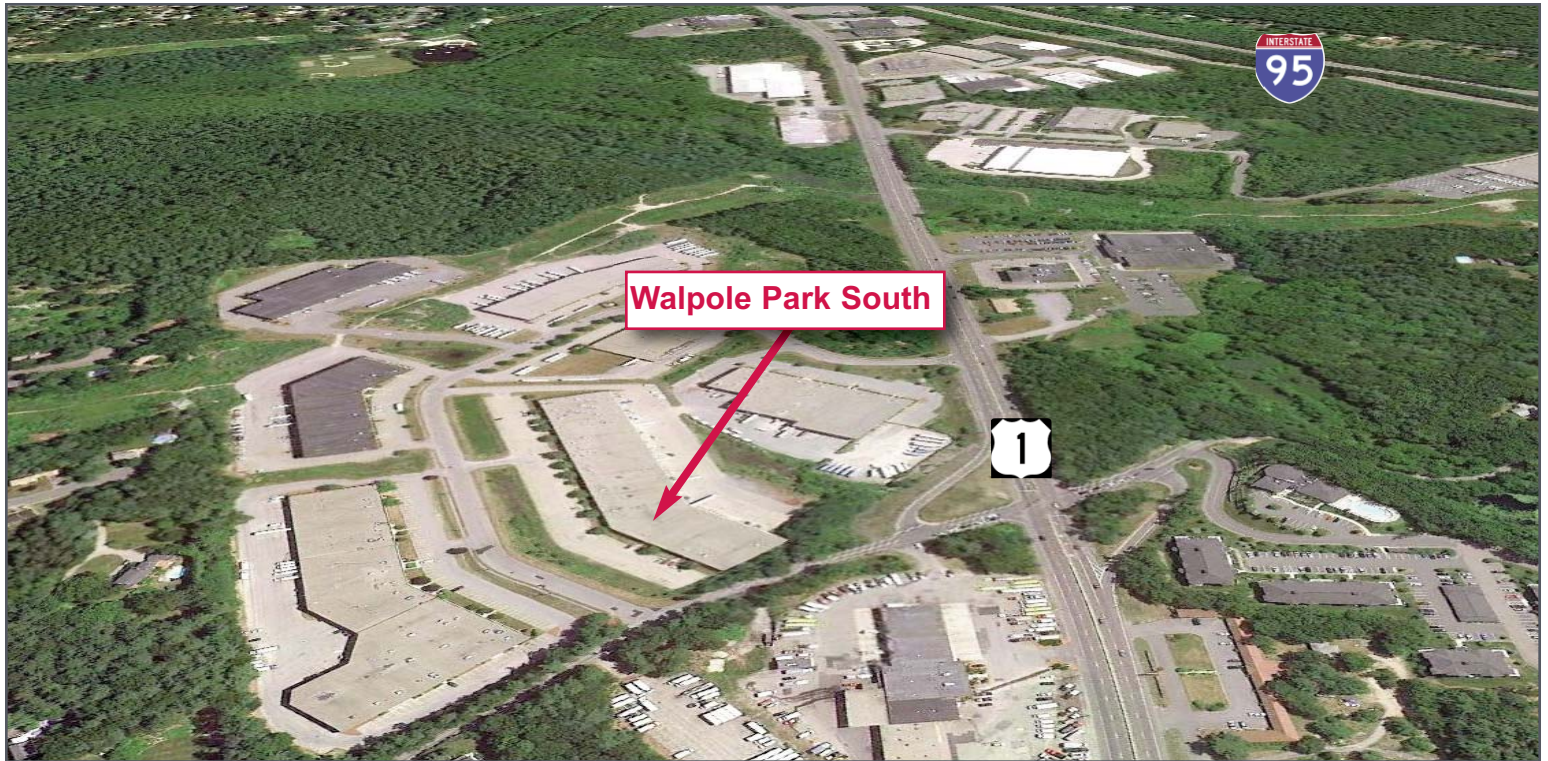
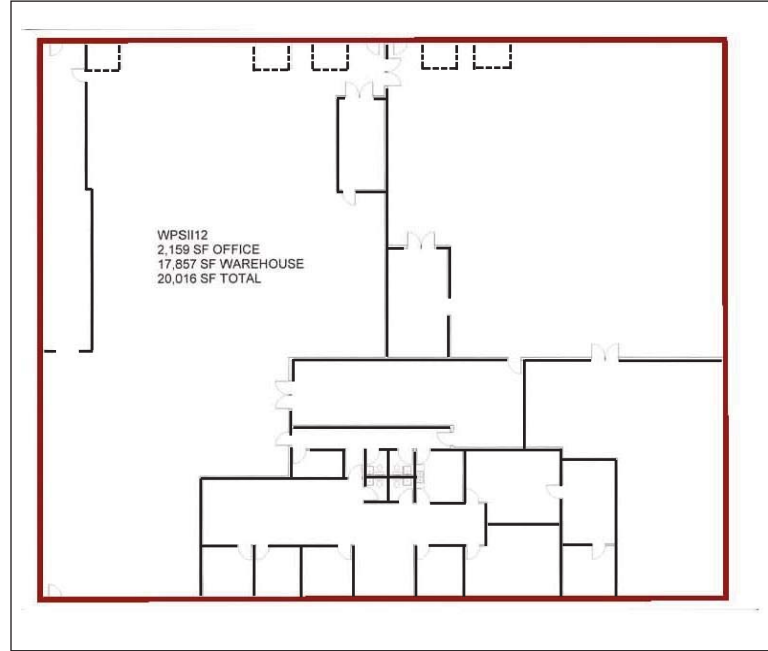
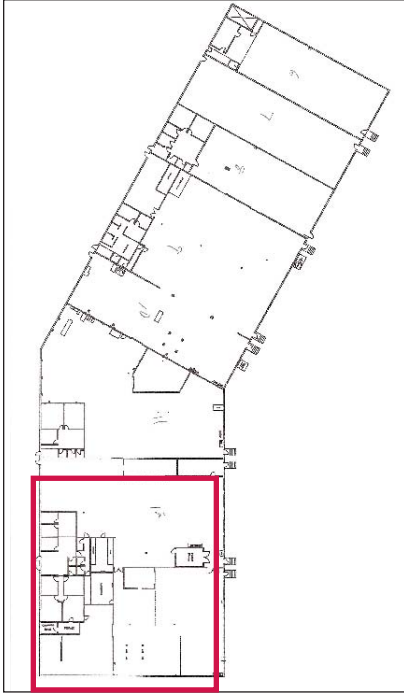
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FLOOR PLAN:



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**contact information**