

WALPOLE PARK SOUTH | WALPOLE, MA
RETAIL/OFFICE/WAREHOUSE BUILDING FOR LEASE
BUILDING 8

New Construction Available February 2012
Route One Frontage with High Visibility



For Lease
5,960 SF up to 117,200 SF
Retail/Office/Warehouse Space
w/ 24' Clear Ceiling Height

contact information



Commercial Real Estate Services. Worldwide.

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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.

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Available for Lease

BUILDING SPECIFICATIONS:

Total Square Feet:	117,200 SF	Utilities:	Gas:	Bay State Gas
Available SF:	5,960 SF up to 117,200 SF		Electricity:	Boston Edison
	Office: TBD		Sewer/Water:	Town of Walpole
	Warehouse: TBD	Sprinklers:	ESFR	
Land Area:	9.05 Acres (54 Acres in Park)	Lighting:	T5 high output	
Ceiling Height:	24' clear	Roof:	New Construction	
Loading:	1 to 2 8' x 10' loading docks per unit	Real Estate Tax		
Zoning:	Limited Manufacturing	& Cam:	Estimated at \$1.85 psf (2012)	
Construction Type:	Masonry	Occupancy:	Faburary 2012	
Air Conditioning:	Office Area	Lease Rate:	\$6.95 psf NNN (Includes 10% office)	
Parking:	215 Parking Spaces	Traffic Count:	+/- 30,000 cars per day	
Column Spacing:	43' x 38'	Location:	Located on Route 1 approx. 1 mile off I-95	
Power:	200 Amps, 277/480 Volts, 3-phase (per unit)			



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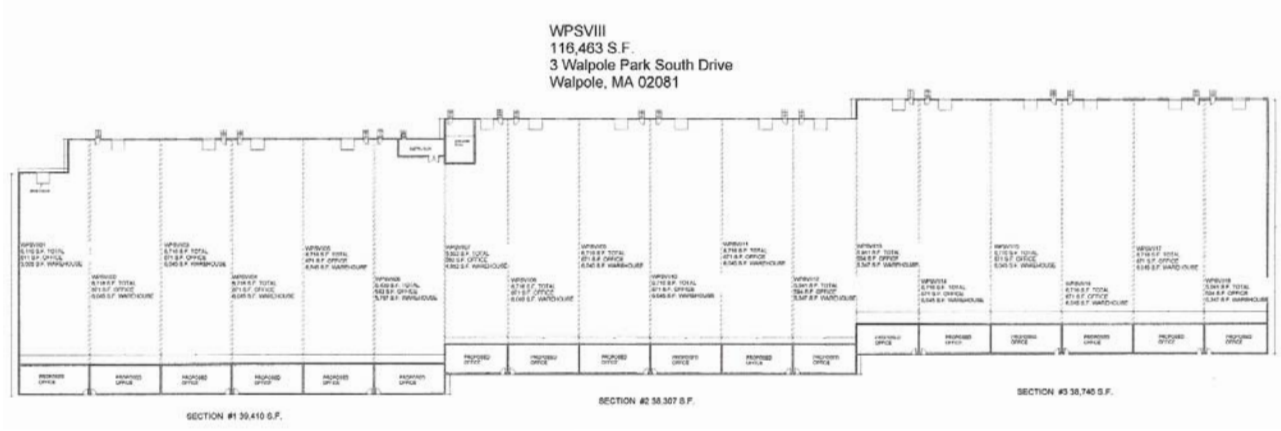
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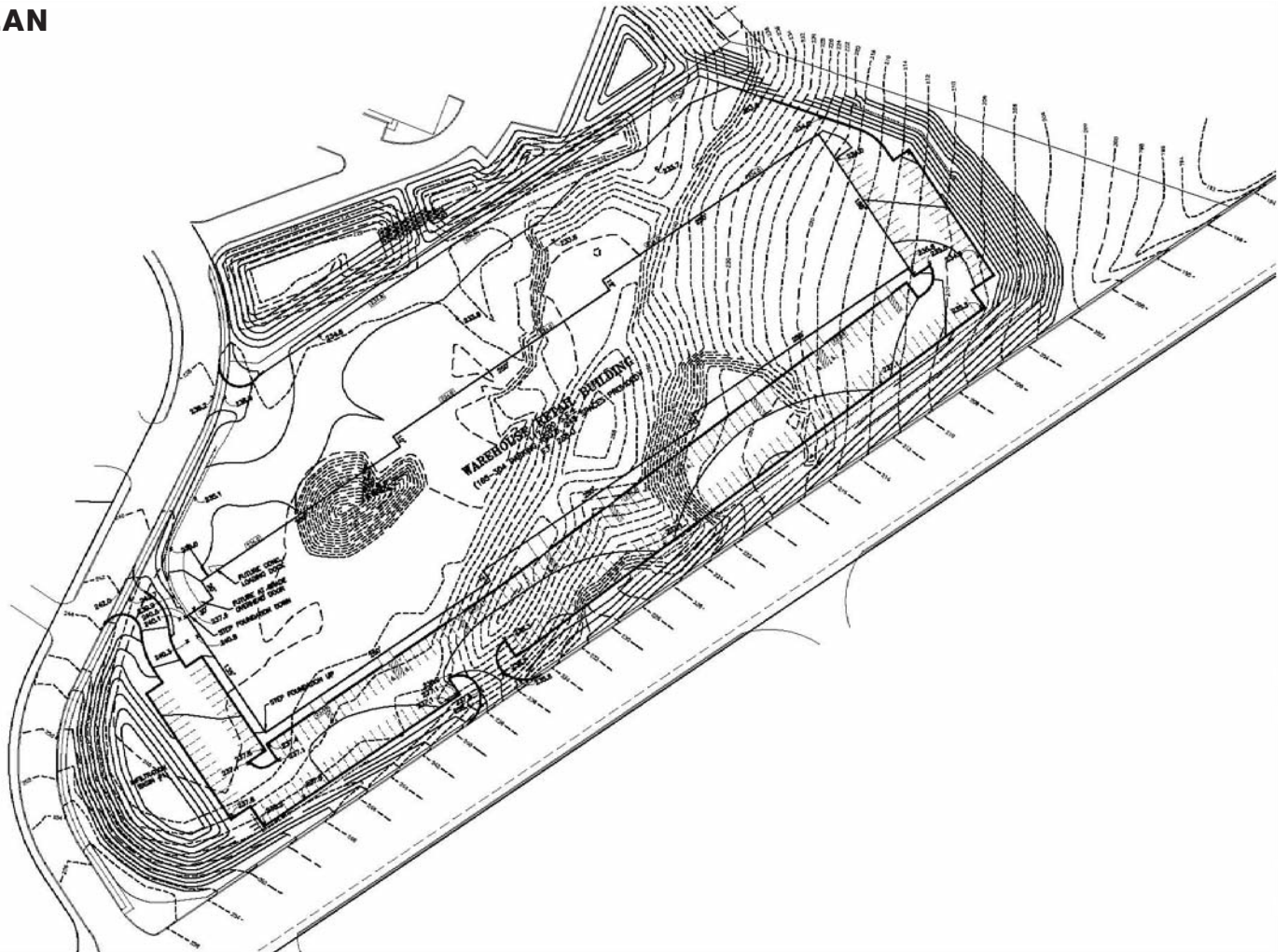
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FLOOR PLAN

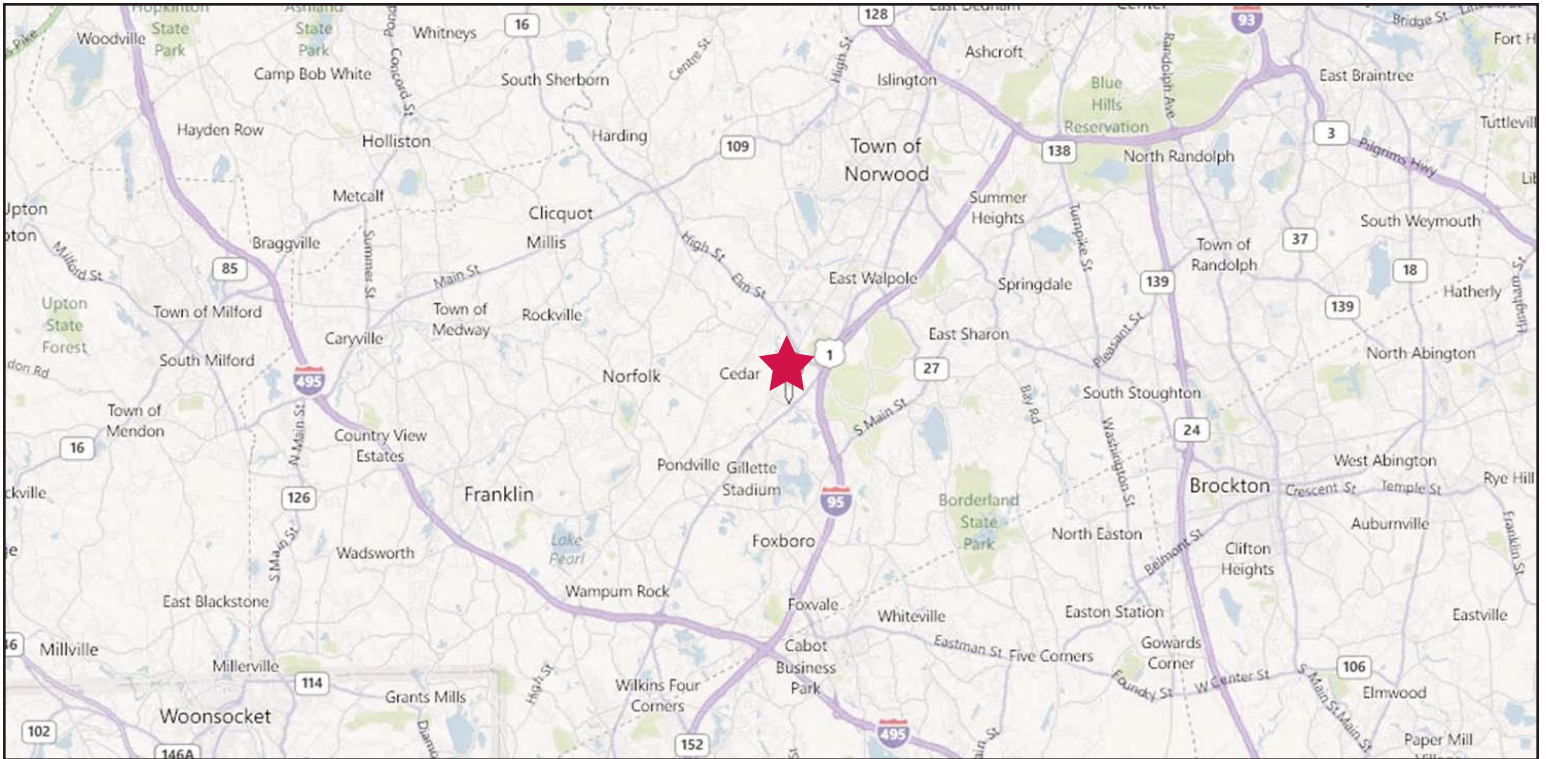


SITE PLAN



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Retail/Office/Warehouse Building for Lease



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