

FOR
LEASE

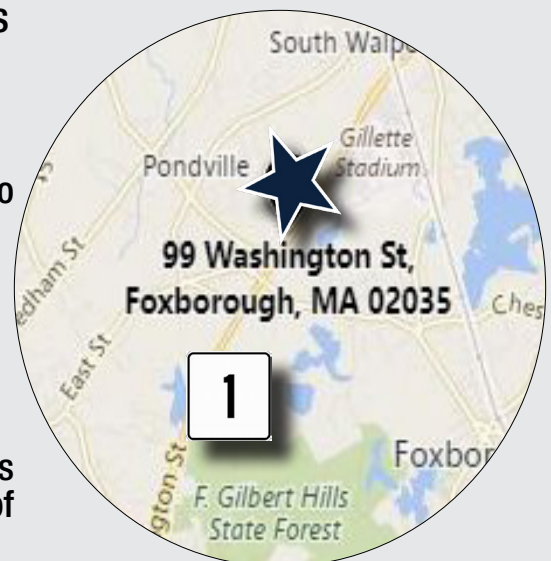
99 WASHINGTON STREET FOXBOROUGH, MA



69,000 SF INDUSTRIAL/RETAIL BUILDING FOR LEASE ON 5 ACRES

» As the exclusive agent, The Stubblebine Company is pleased to offer 99 Washington St. Foxborough, MA for Lease:

- Conveniently located on Route 1 with close proximity to I-95 and I-495.
- 21'-28' clear height
- Estimated 32,500 ADT (Average Daily Traffic)
- Eight (8) tailboard and two (2) drive in docks
- Retail showroom
- Strategically located close to Gillette Stadium and Patriots Place which features more than 1.3 million square feet of shopping, dining, and entertainment.
- Subdividable to 50,000 s.f.



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

| | |
|--------------------------|---|
| BUILDING SIZE: | 69,000 SF |
| LAND AREA: | 4.69 ACRES |
| YEAR BUILT: | 1985 |
| ZONING: | WAREHOUSE/COMMERCIAL |
| CEILING: | 21' CLEAR - 29,000 SF / 28' CLEAR - 40,000 SF |
| PARKING: | 75+ PARKING SPACES |
| WATER: | CITY |
| SEWER: | SEPTIC |
| ELECTRICAL: | NATIONAL GRID |
| POWER: | 800 AMPS 120/208 VOLTS 3 PHASE |
| LIGHTING: | T-5 LIGHTING |
| HEAT: | FORCED AIR - NATURAL GAS; 3 GAS AIR ROTATION UNITS |
| AIR CONDITIONING: | OFFICE ONLY |
| EXTERIOR: | METAL |
| ROOF: | FLAT |
| LOADING: | EIGHT (8) TAILBOARD, TWO (2) DRIVE IN |
| TAXES: | \$53,000 EST./YEAR. 2019 |
| INSURANCE: | \$12,600 EST./YEAR 2019 |



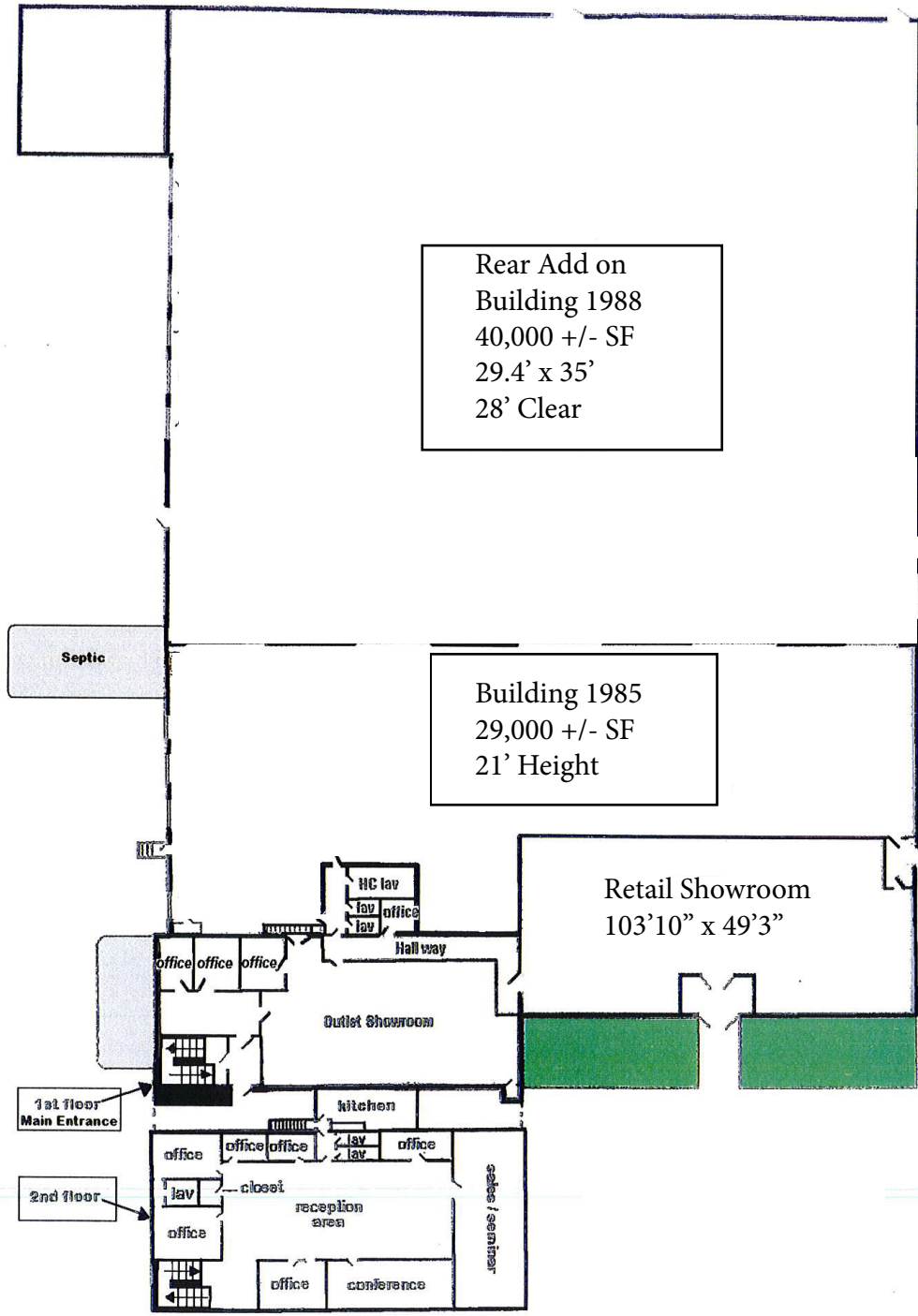
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BUILDING PHOTOS



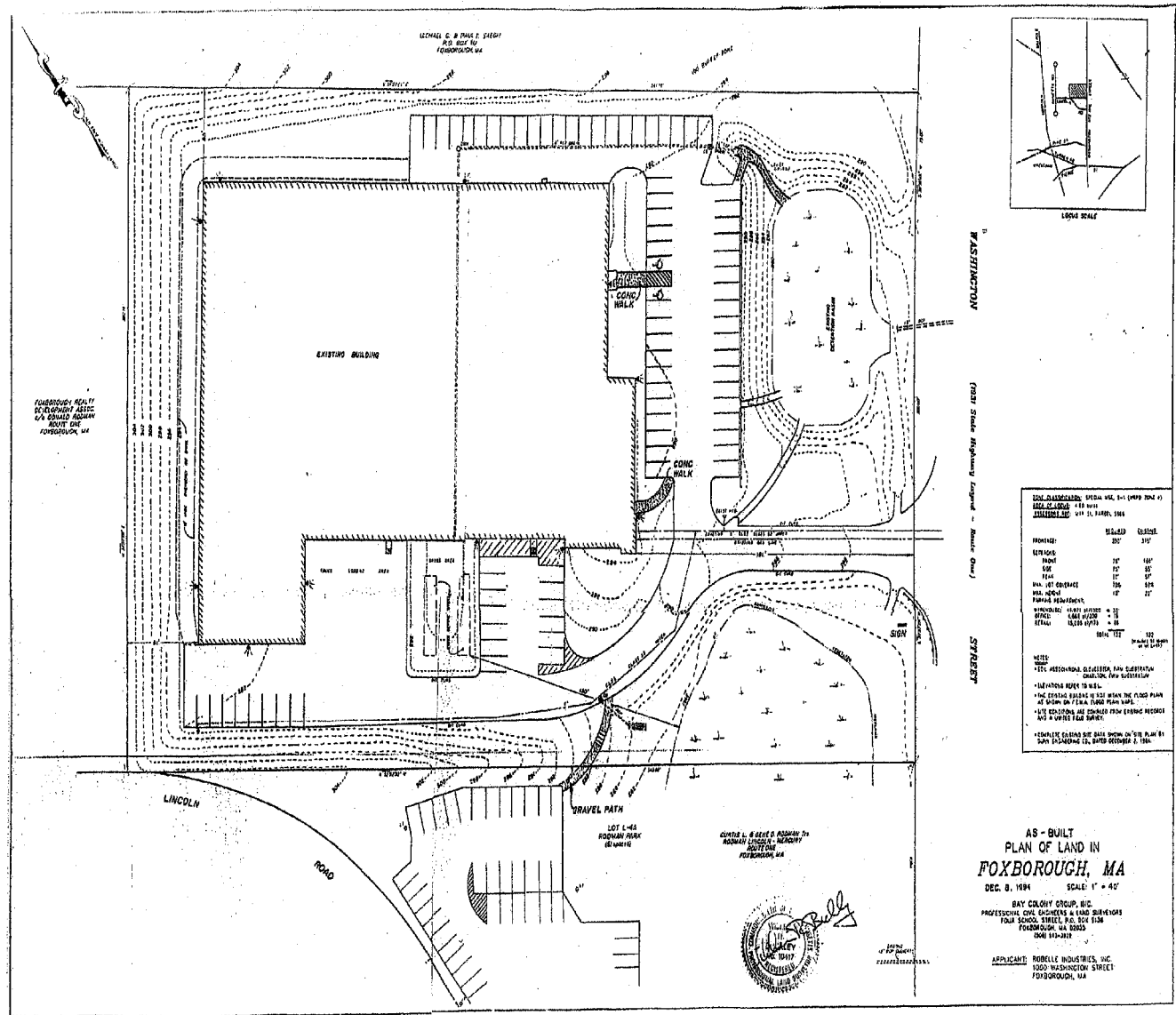
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FLOOR PLAN



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SITE PLAN



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CORPORATE NEIGHBORS

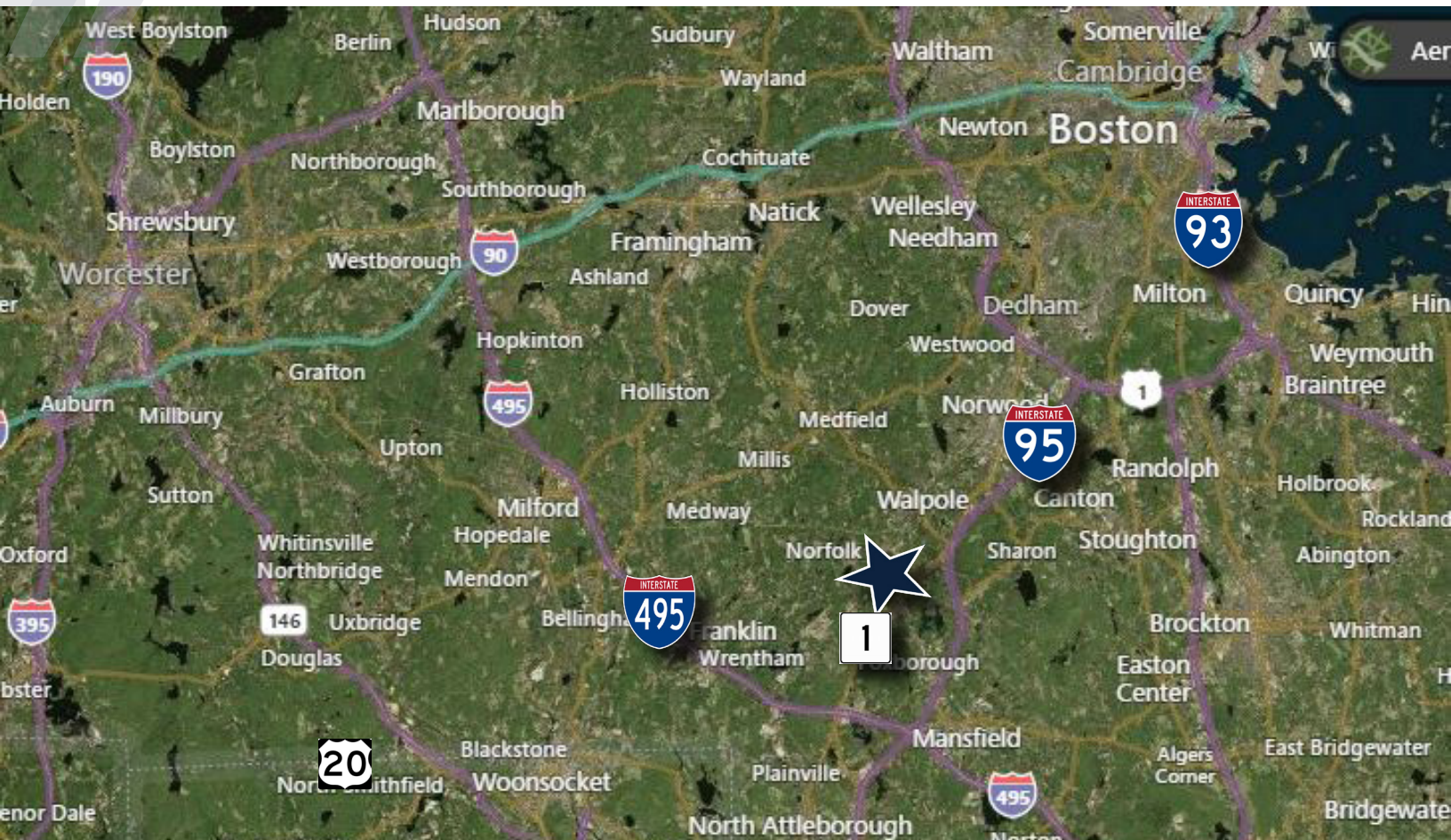


LOCAL AREA AMENITIES



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LOCATION



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CONTACT:

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SCOTT CORDNER 617-817-4164

Distance To

Boston

29
miles



4.3
miles



3.6
miles