

FOR
LEASE

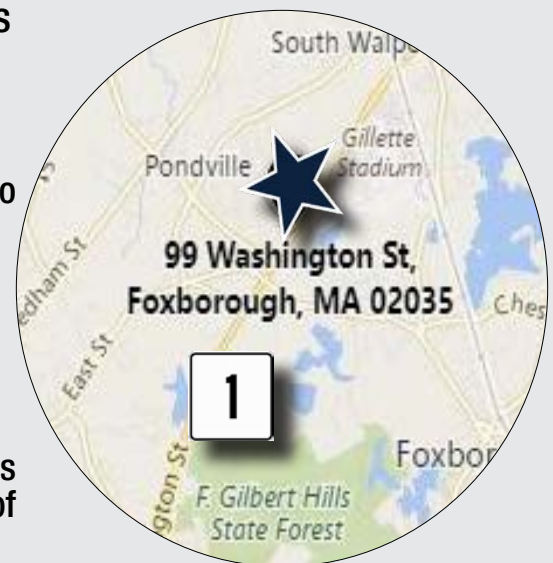
99 WASHINGTON STREET FOXBOROUGH, MA



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.
- 20'-24' 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:	20' CLEAR - 29,000 SF / 24' CLEAR - 40,000 SF
COLUMN SPACING:	FRONT SECTION: 36' X 30' BACK SECTION: 30' X 40'
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



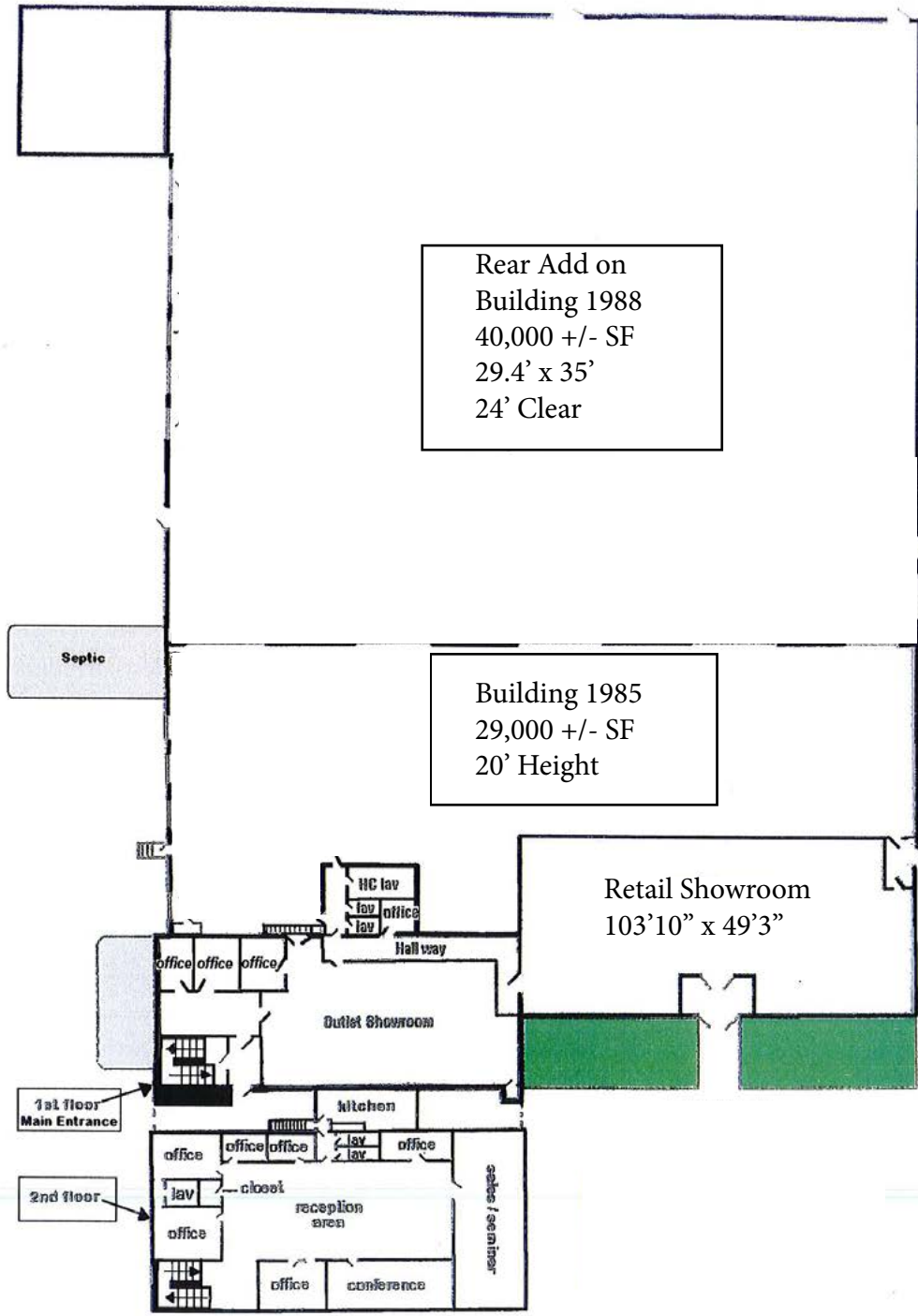
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BUILDING PHOTOS



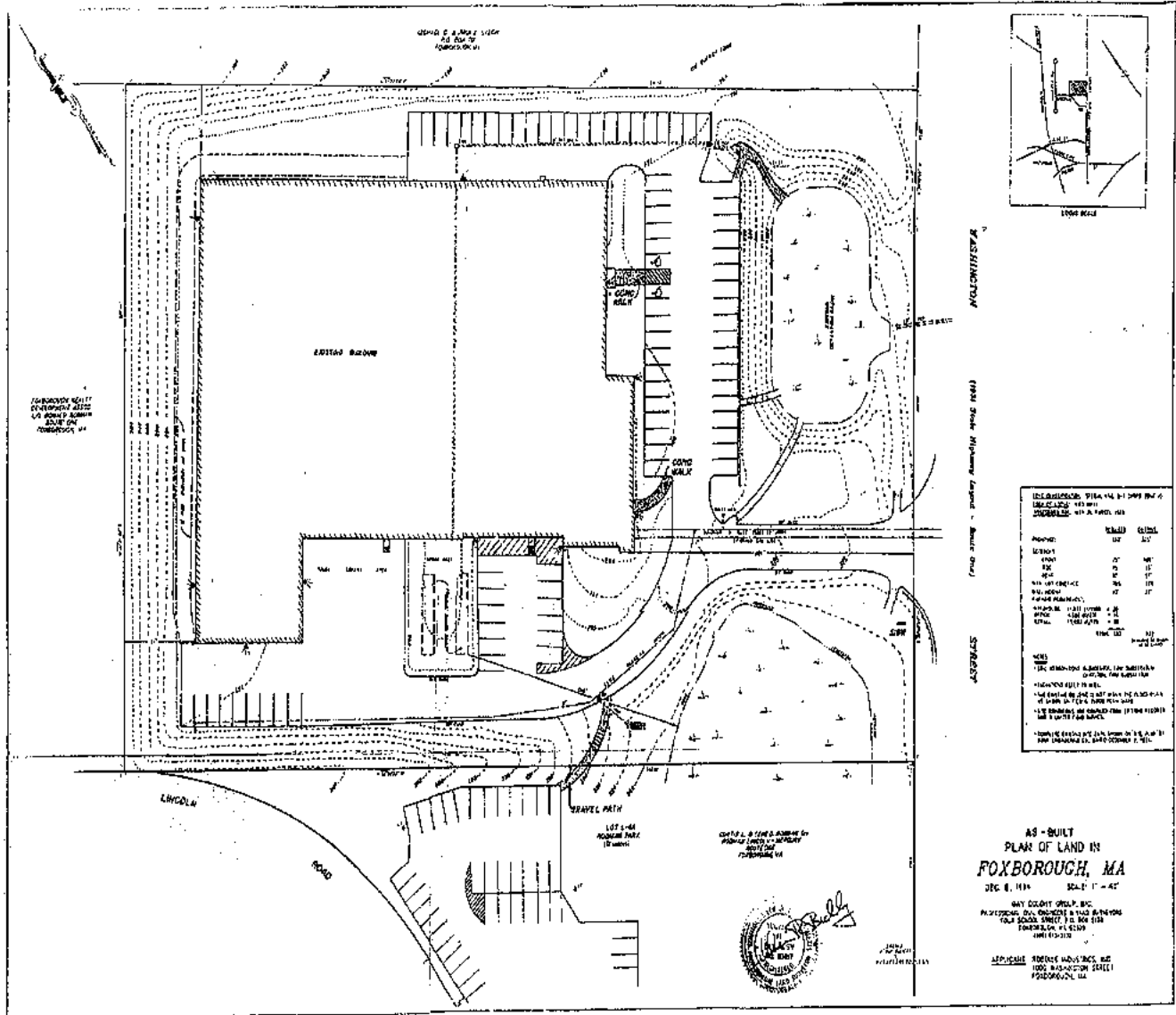
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FLOOR PLAN



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SITE PLAN



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CORPORATE NEIGHBORS



Hallam ICS
EMPLOYEE OWNED

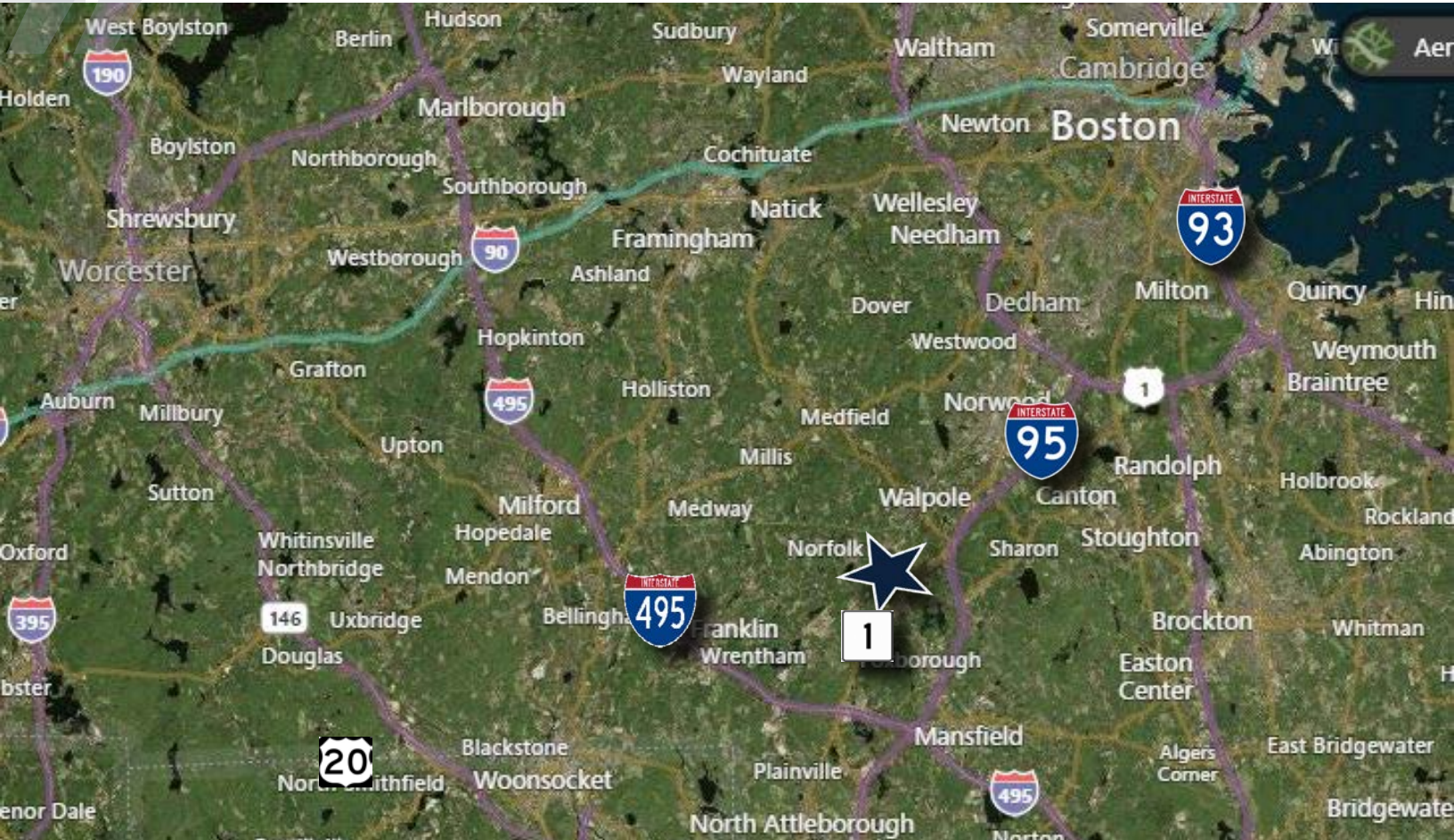


LOCAL AREA AMENITIES



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LOCATION



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CONTACT:

DAVID STUBBLEBINE 617-592-3391

JAMES STUBBLEBINE 617-592-3388

CHRIS MICHNIEWICZ 774-994-1698

JOB CLAYBURN 978-302-7205

SCOTT CORDNER 617-817-4164

Distance To

Boston

29
miles



4.3
miles



3.6
miles