

99 WASHINGTON STREET

FOXBORO, MA



69,000 SF

INDUSTRIAL/RETAIL BUILDING
FOR LEASE ON 5 ACRES

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- CONVENIENTLY LOCATED ON ROUTE 1 WITH CLOSE PROXIMITY TO I-95 AND I-495
- ESTIMATED 32,500 ADT (AVERAGE DAILY TRAFFIC)
- 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
- SUB-DIVIDABLE TO 50,000 SF

EXPENSES

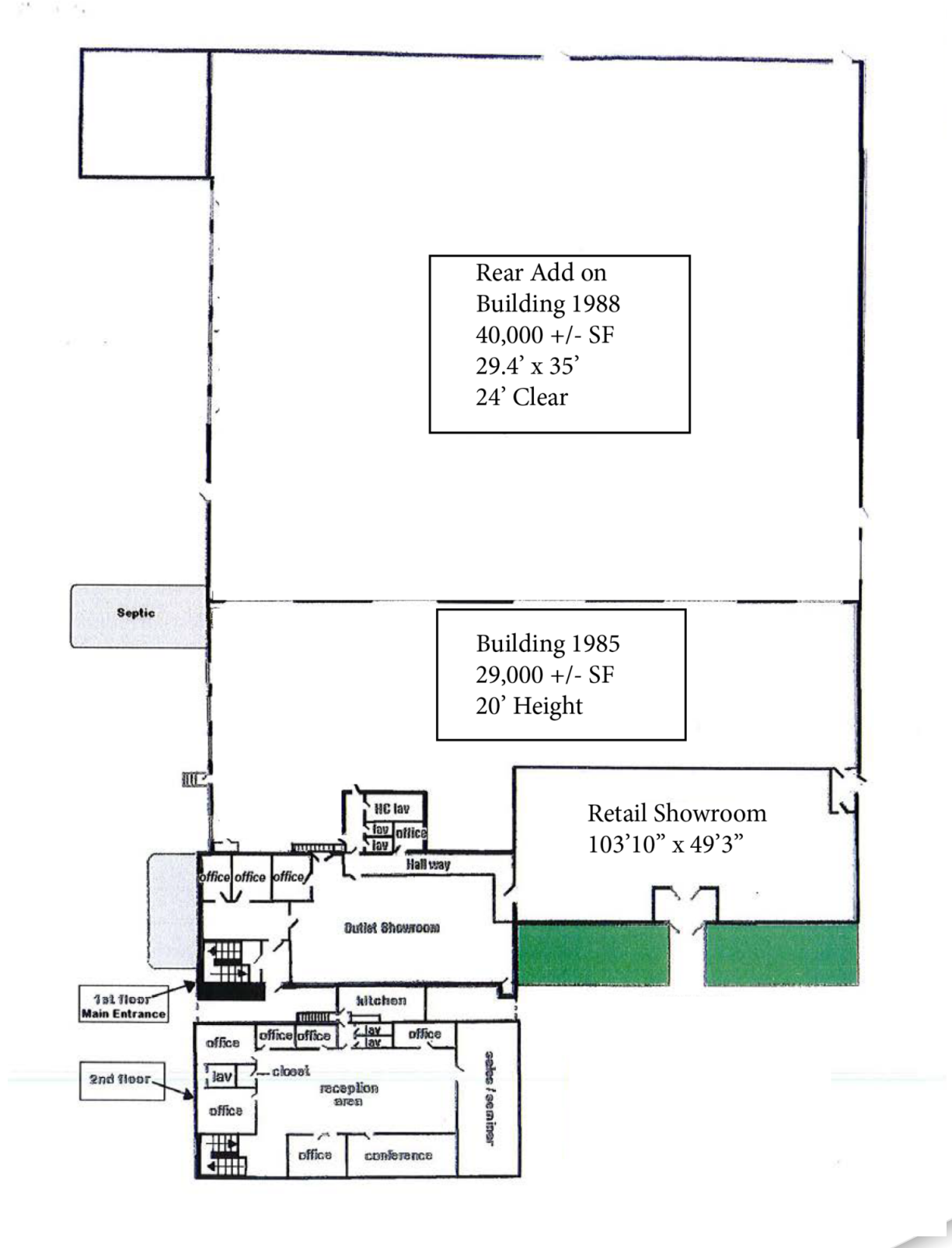
TAXES: \$53,000 / YEAR (2019)

INSURANCE: \$12,600 / YEAR (2019)

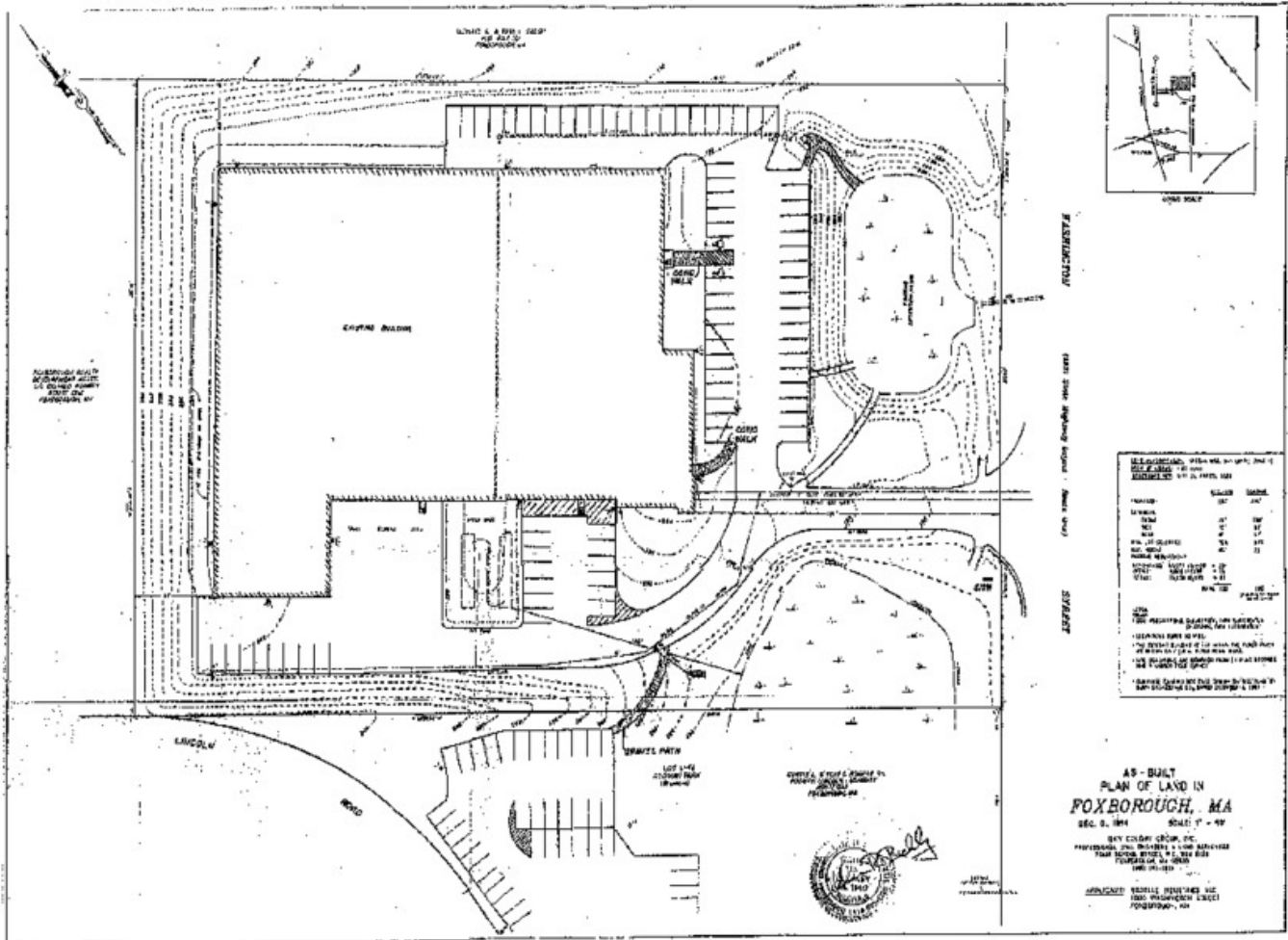
PROPERTY SPECIFICATIONS

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'X30' BACK SECTION - 30'X40'
PARKING	75+ SPACES
UTILITIES	WATER- CITY / SEWER - SEPTIC
POWER	800 AMPS 120/208 V 3 PHASE T-5 LIGHTING
HVAC	FORCED AIR - GAS HEAT AIR CONDITIONING - OFFICE
EXTERIOR	METAL
ROOF	FLAT

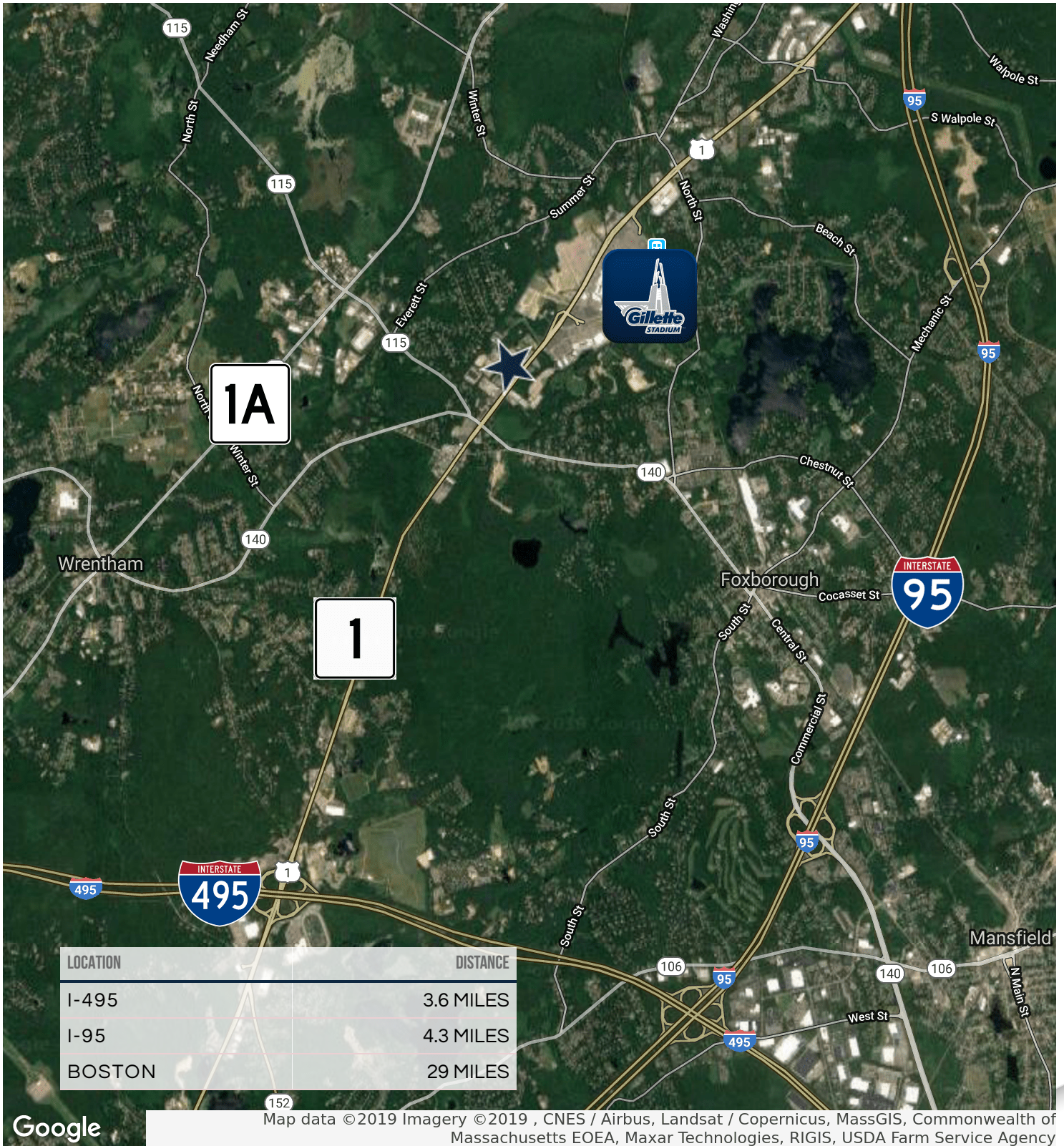
FLOOR PLANS



SITE PLAN



LOCATION MAPS



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