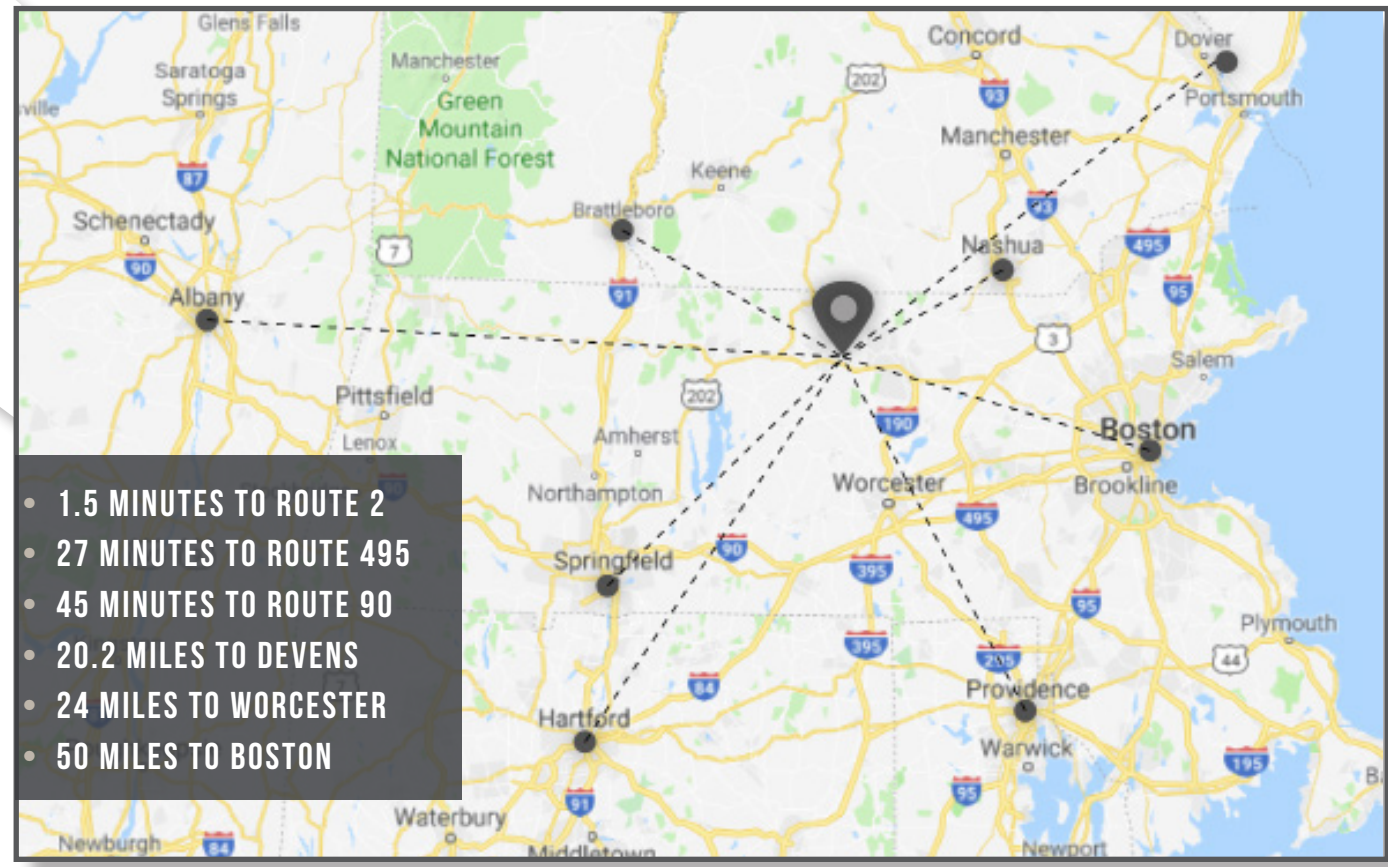


LOCATION



- 1.5 MINUTES TO ROUTE 2
- 27 MINUTES TO ROUTE 495
- 45 MINUTES TO ROUTE 90
- 20.2 MILES TO DEVENS
- 24 MILES TO WORCESTER
- 50 MILES TO BOSTON



CORPORATE NEIGHBORS



412,360 SF WORLD-CLASS

DISTRIBUTION BUILDING FOR LEASE
ON 33 ACRES

An exclusive offering from



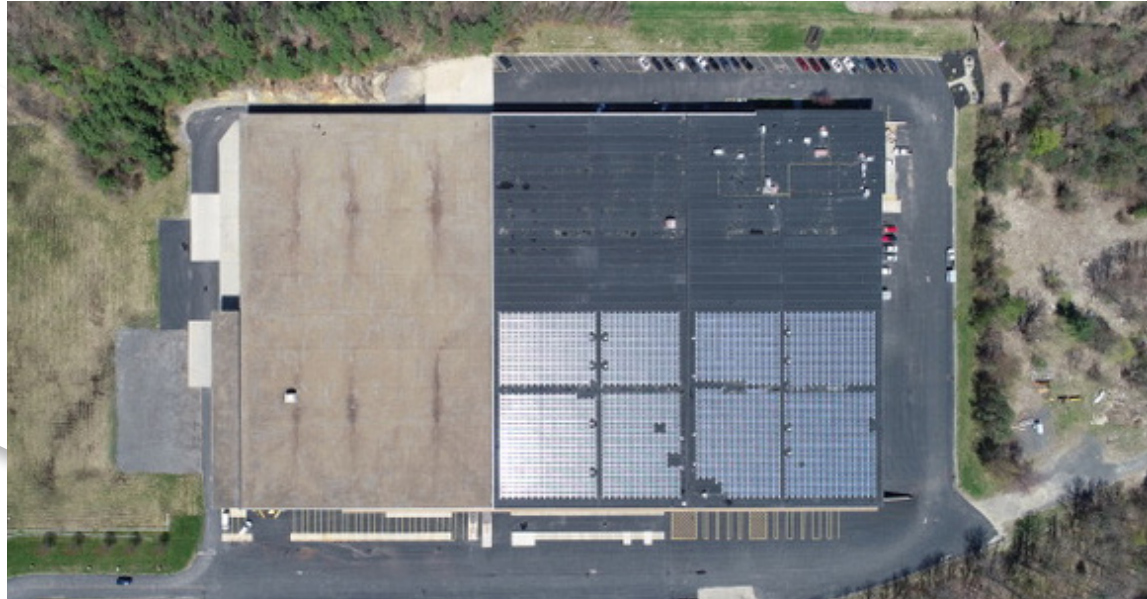
CORFAC INTERNATIONAL

CONTACT:
DAVID STUBBLEBINE: 617-592-3391
JAMES STUBBLEBINE: 617-592-3388

EXCLUSIVE LISTING AGENT:



Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.



PROPERTY SPECIFICATIONS

BUILDING SIZE:	412,360 SF
SPACE AVAILABLE:	144,858 SF
FOOTPRINT:	262,000 SF
LAND AREA:	32.8 ACRES (UP TO 55 ACRES AVAILABLE)
LOADING DOCKS:	THIRTY NINE (39) KELLY DOCK DOORS THREE (3) DRIVE-IN DOORS
WATER & SEWER:	CITY
PARKING:	180 CARS, 20 TRACTORS, 50 TRAILERS, POTENTIAL PARKING 650+ CARS
ZONING:	INDUSTRIAL 1
CEILING HEIGHT:	MAIN LEVEL: 26' MEZZANINE: 12' LOWER LEVEL: 13'
SPRINKLER SYSTEM:	ESFR
YEAR BUILT/EXPANSION:	1988
HEAT:	GAS
COLUMNS:	30' X 30'
POWER:	1,200 - 2,000 AMPS HEAVY; 500 KW SOLAR/ELECTRICITY
OPEX/TAXES:	\$1.05 +/- PER SF (2019)
ZONING:	INDUSTRIAL

BUILDING OPTIONS

BUILDING	MAIN SF	MEZZANINE SF	TOTAL SF	LOWER SF	SF PER BUILDING
2	79,000	16,000	95,000	49,858	144,858
2ND FLOOR OFFICE (OPTIONAL)	-	-	19,202 (BUILDING 1)	11,543	30,745

