

**FOR  
SALE**

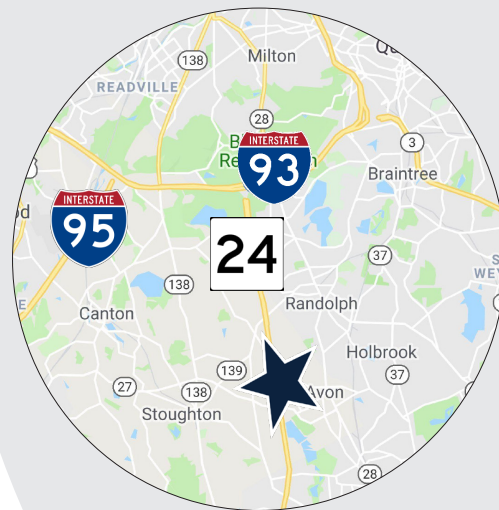
# 13 ROBBIE ROAD, UNIT A AVON, MA



## 15,910 SF INDUSTRIAL CONDO FOR SALE

» As the exclusive agent, The Stubblebine Company is pleased to offer 13 Robbie Road, Unit A, Avon, MA for Sale:

- Conveniently located right off Rt. 24
- 18' Clear
- 3 Loading Docks
- 4,000 SF of Office Space



**EXCLUSIVE LISTING AGENT**  
**THE STUBBLEBINE COMPANY**  
**CORFAC INTERNATIONAL**



## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE:</b>	15,910 SF
<b>AVAILABLE FOR LEASE:</b>	15,910 SF
<b>COLUMN SPACING:</b>	29' X 39'
<b>ZONING:</b>	INDUSTRIAL
<b>CEILING HEIGHT:</b>	18' CLEAR
<b>LOADING:</b>	3 DOCKS
<b>YEAR BUILT:</b>	1985
<b>POWER:</b>	3 PHASE   200 AMP   480V
<b>UTILITIES:</b>	SEPTIC, GAS HEAT
<b>SPRINKLER TYPE/WATER:</b>	WET   TOWN
<b>RAIL:</b>	NO
<b>PARKING:</b>	9 SPOTS
<b>OPERATING EXPENSES:</b>	\$660/MO. CONDO FEE - EXTERIOR CAM & MAINTENANCE
<b>TAXES:</b>	\$25,800/YR (2019)
<b>ASKING PRICE:</b>	\$1,250,000



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL



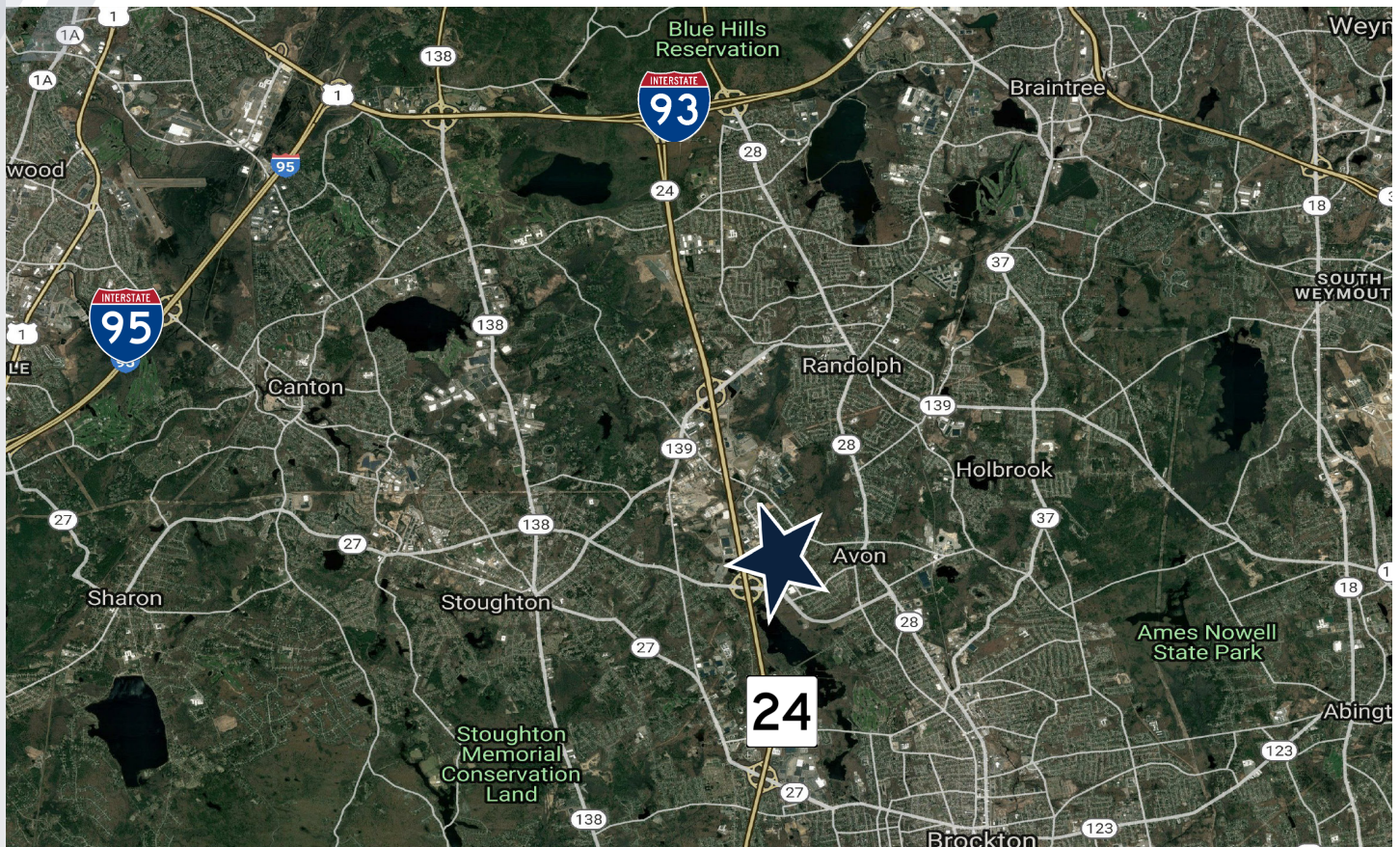
## PHOTOS



EXCLUSIVE LISTING AGENT  
THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL



## LOCATION



**EXCLUSIVE LISTING AGENT**  
 THE STUBBLEBINE COMPANY  
 CORFAC INTERNATIONAL

## CONTACT:

**SCOTT CORDNER**

**617-817-4164**

**CHRIS MICHNIEWICZ**

**774-994-1698**

## Distance To

**24**

**1.5**  
miles



**7**  
miles

**BOSTON**

**17.5**  
miles