

**FOR
LEASE**

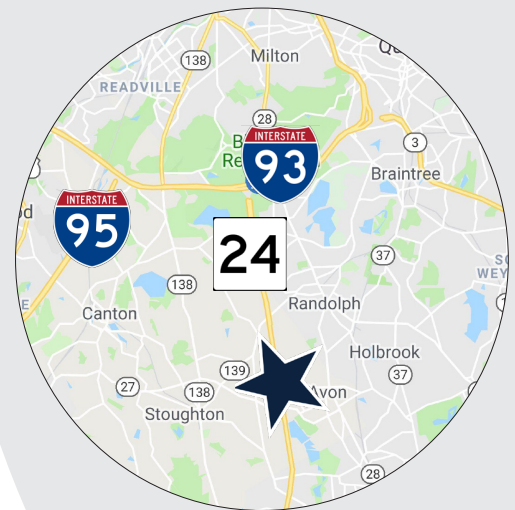
175 BODWELL STREET AVON, MA



5,000 SF SPACE FOR LEASE

» As the exclusive agent, The Stubblebine Company is pleased to offer 175 Bodwell Street, Avon, MA for Lease:

- Strategically located off RT 24 in the Avon Industrial Park
- FLEX/Storage area available
- Furnished (8 cubes + 6 offices)
- Shared loading



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE:	30,940 SF
AVAILABLE FOR LEASE:	5,000 SF
LAND AREA:	2.17 ACRES
ZONING:	INDUSTRIAL
YEAR BUILT:	1989
CEILING HEIGHT:	20'6", 8' IN OFFICE
LOADING:	3 SHARED LOADING DOCKS
POWER:	400 AMPS, 3 PHASE
UTILITIES:	WATER (TOWN), SEPTIC, GAS HEAT, HEAT AND AIR CONDITIONING
SPRINKLER TYPE:	WET
PARKING:	1.48/1000 SF - 46 SPOTS
RENTAL RATE:	\$12.50/SF MODIFIED GROSS



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175

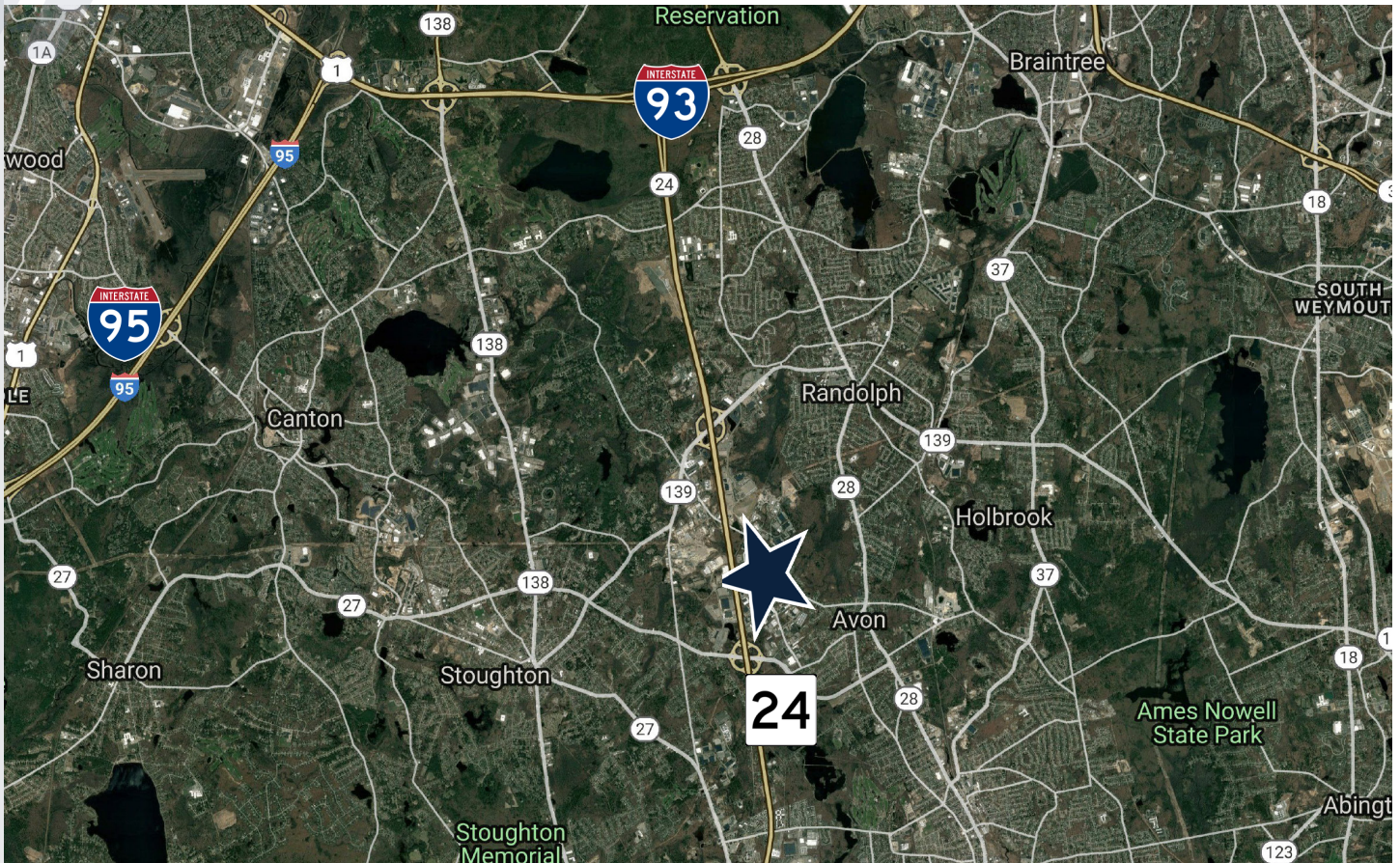
Bodwell Street, Avon, MA

PHOTOS



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LOCATION




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CONTACT:

SCOTT CORDNER **617-817-4164**

CHRIS MICHNIEWICZ **774-994-1698**

Distance To		
24		BOSTON
1.5 miles	7 miles	17.5 miles

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