

725 MAIN STREET

MILLIS, MA



133,413 SF

MODERN DISTRIBUTION
CENTER FOR LEASE

- 24' CLEAR
- SUB-DIVIDABLE TO 40,000 SF

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

MODERN DISTRIBUTION CENTER: 133,413 SF +/- FOR LEASE

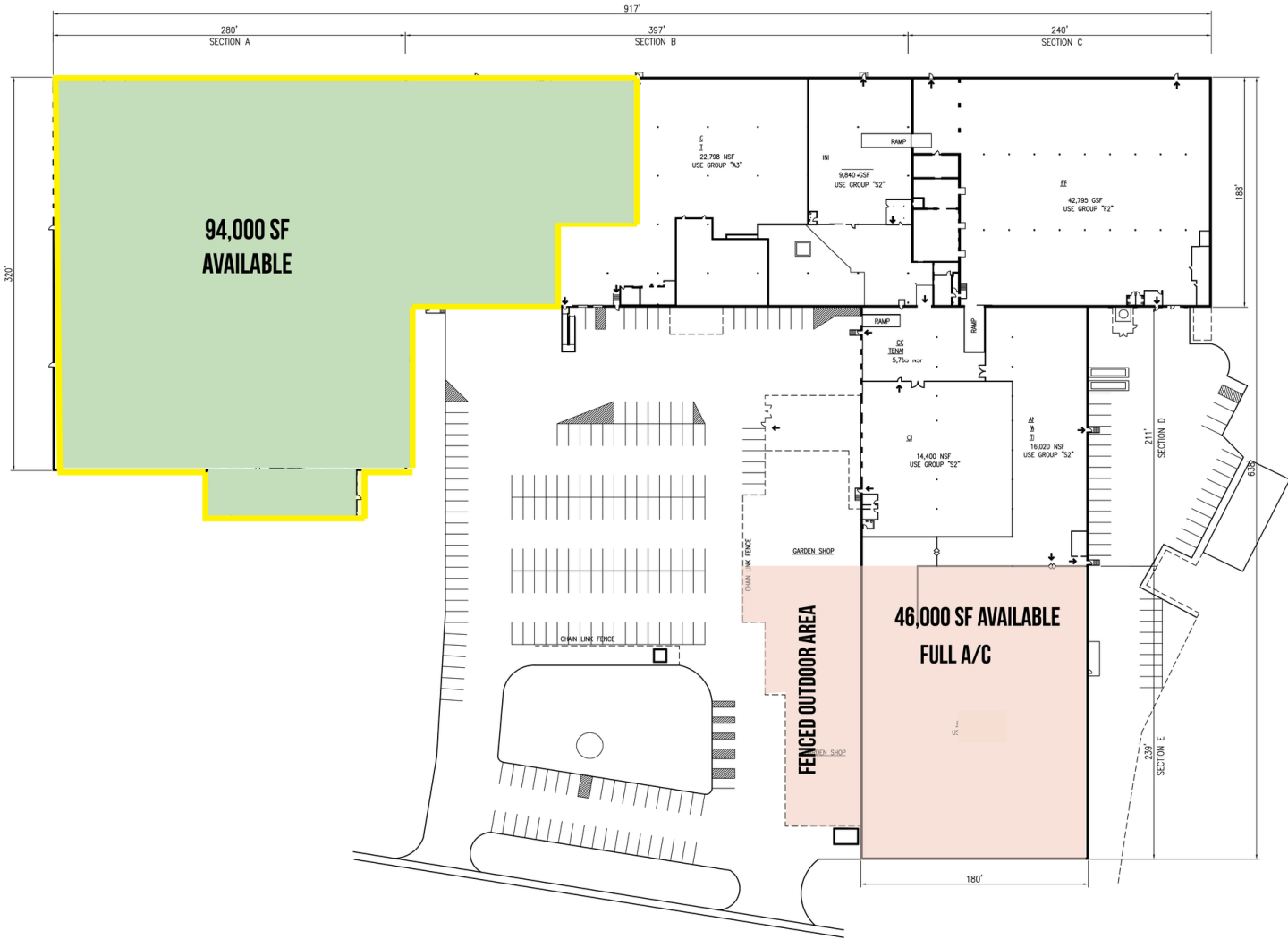
PROPERTY HIGHLIGHTS

- 133,413 SF OF AVAILABLE INDUSTRIAL MANUFACTURING OR WAREHOUSING SPACE:
 - APPROXIMATELY 94,000 SF AT 24' CLEAR IN BUILDING A
 - APPROXIMATELY 46,000 SF AT 18'-22' CLEAR IN RETAIL SPACE
- MULTIPLE WAREHOUSE SPACES AVAILABLE FOR LEASE
- LOW OPERATING COSTS
- LARGE PARKING AREA

PROPERTY SPECIFICATIONS

BUILDING SIZE	318,995 SF ON 17.6 ACRES
ZONING	COMMERCIAL
CONSTRUCTION	CONCRETE BLOCK WITH STEEL FRAME
LOADING	NINE (9) TAILBOARD
LIGHTING	UPGRADED WITH T-5 LIGHTING FOR LOWER ELECTRICITY RATES
HVAC	SIX (6) GAS-FIRED UNITS
UTILITIES	TOWN WATER/SEWER; NATURAL GAS
POWER	4,000 AMPS
TAXES/OPEX	\$1.20/SF (ESTIMATED FOR 2019)
RENTAL RATE	MARKET

FLOOR PLANS



LOCATION MAPS

