

725 MAIN STREET

MILLIS, MA



133,413 SF

MODERN DISTRIBUTION
CENTER FOR LEASE

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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: *26,400 SF (24' CLEAR) AND 32,813 SF (23,313 SF WITH 24' CLEAR & 9,500 SF 16' CLEAR MEZZANINE SPACE) WITH ACCESS TO THREE (3) COMMON TAILBOARD DOCKS, 46,000 SF RETAIL/WAREHOUSE SPACE WITH FENCED OUTDOOR AREA, FULLY AIR-CONDITIONED WITH MULTIPLE TAILBOARD DOORS AND 28,200 SF BUILDING B INDUSTRIAL WAREHOUSE WITH 3 TAILBOARDS
- 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
RACKING SYSTEM	PALLET RACKING THROUGHOUT
HVAC	SIX (6) GAS-FIRED UNITS
UTILITIES	TOWN WATER/SEWER; NATURAL GAS
POWER	4,000 AMPS
TAXES/OPEX	\$1.20/SF (ESTIMATED FOR 2019)
SPRINKLERS	IN-RACK

FLOOR PLANS



LOCATION MAPS

