

642 PATRIOTS ROAD

TEMPLETON, MA



27,615 SF

HIGH BAY INDUSTRIAL
BUILDING ON 16.37 ACRES

* 1.8 MILES FROM ROUTE 2
(EXIT 83)

CONTACT:
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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

27,615 SF High Bay Industrial Facility on 16 acres for sale or lease

PROPERTY HIGHLIGHTS

- Permitted Uses: Cannabis – Existing Licenses for Cannabis Manufacturing and Tier 2 Cultivation – potential to be sold with the property.
- Light manufacturing, lumber yard, retail, distribution
- 27,615 SF warehouse with 1200 sf office with restrooms and breakroom
- 13,020 SF has 20' clear height. A 5,520 SF section has floating floors which could be removed if more of the 20" clear is required
- 7 AC of upland for additional expansion or outdoor storage

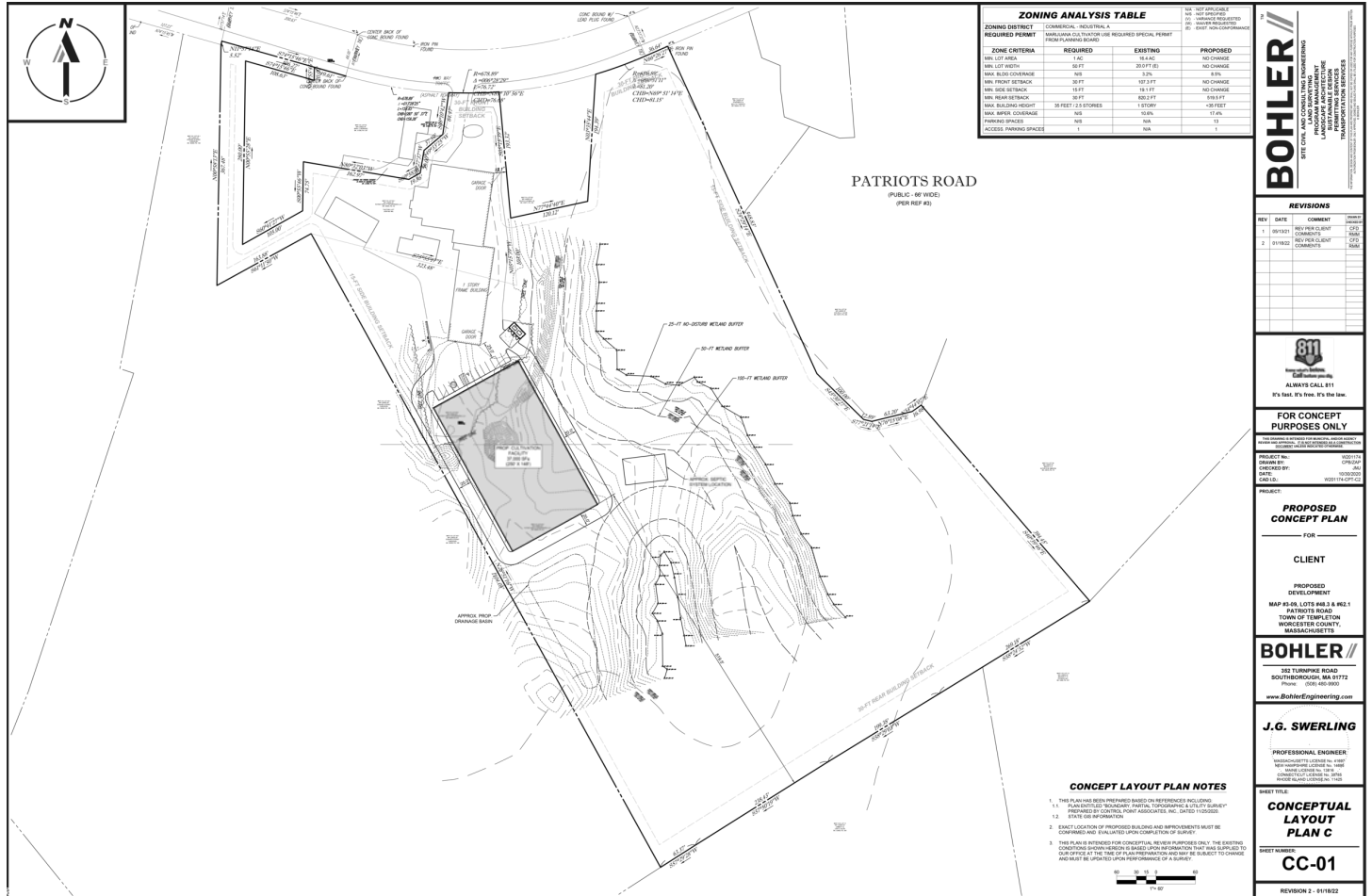
PROPERTY SPECIFICATIONS

| | |
|---------------|--|
| LOT 1: | Building size: 27,615 SF Property size: 1.68 Acres |
| LOT 2: | Property size: 14.69 acres (7 acres is upland) |
| YEAR BUILT: | 1989 |
| CLEAR HEIGHT: | 20' |
| ZONING: | Commercial Industrial B (CIB) |
| CONSTRUCTION: | Steel frame, concrete floors, metal siding and a flat metal roof |
| ELECTRIC: | 400amp; single phase; 540v with 3-Phase available at the street. Potential Power Upgrade: 2500 A w/ a pad mounted transformer upgrade or 600 A with a pole mounted transformer upgrade. |
| SEWER/WATER: | Septic/Municipal |
| SPRINKLER: | Wet system |
| HEAT: | Oil |

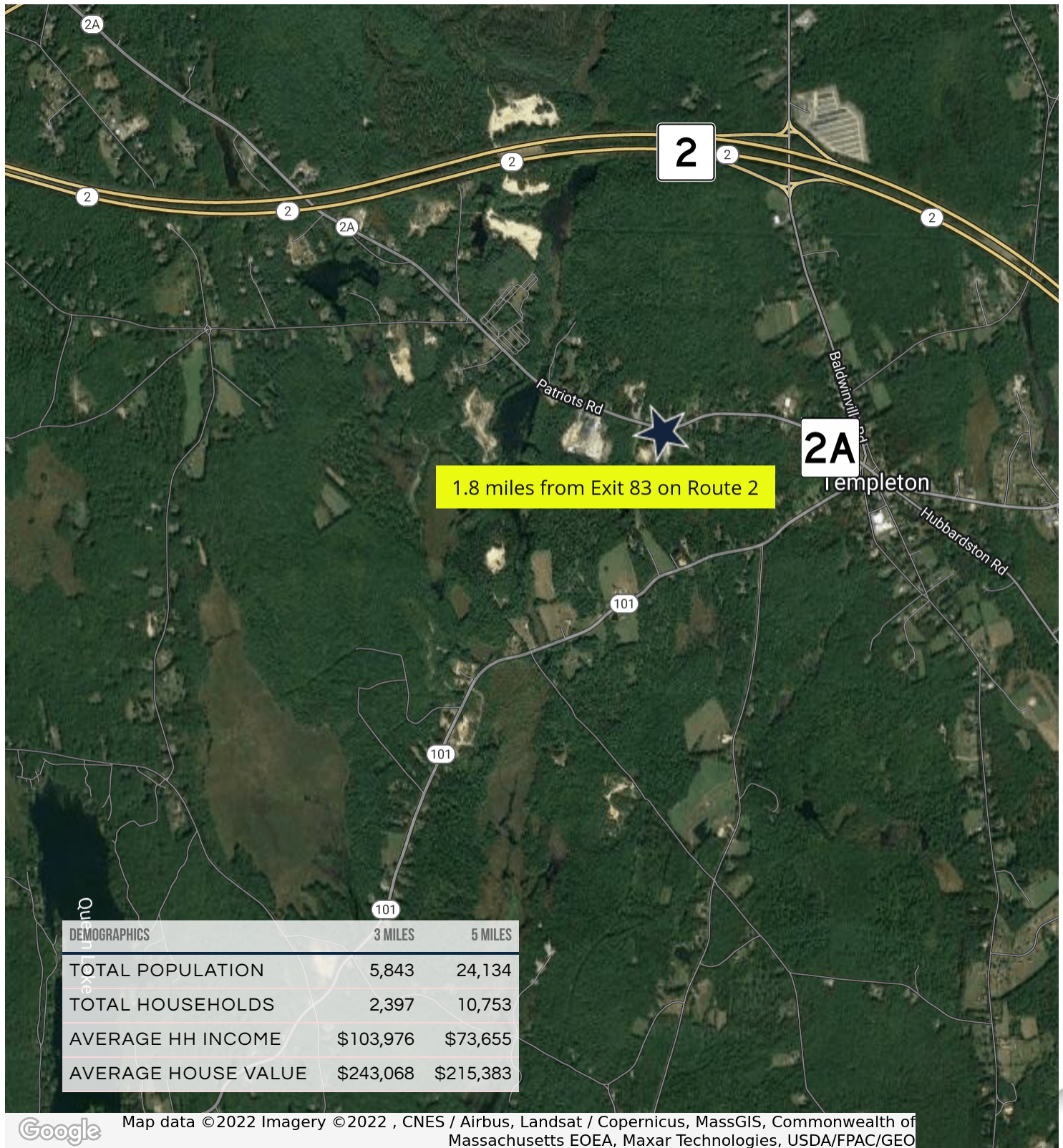
ADDITIONAL PHOTOS



EXPANSION PLAN - 7 ACRES OF UPLAND



LOCATION MAP



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