



725 MAIN STREET

MILLIS, MA

FOR LEASE | 57,781 SF SUBDIVIDABLE INDUSTRIAL SPACE AVAILABLE

- Space One: 20,898 SF to 42,978 SF
- Space Two: 14,803 SF to 20,000 SF
- Large Parking Area
- Rental Rate: Market / \$1.36 Tax & OPEX

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

57,781 SF of Warehouse Space available for Lease
 Space One: 20,898 SF to 42,978 SF
 Space Two: 14,803 SF to 20,000 SF

PROPERTY HIGHLIGHTS

- Subdividable
- Wide Column Spacing
- Low Operating Costs
- Large Parking Area

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,618	22,629	142,312
Total Population	20,518	65,513	385,552
Average HH Income	\$202,621	\$224,077	\$187,314

PROPERTY SPECIFICATIONS

Building Size:	318,995 SF
Total Available Size:	57,781 SF
Space One:	20,898 SF - 42,978 SF
Space Two:	14,803 SF - 20,000 SF
Lot Size:	17.6 Acres
Clear Height:	Space 1: 12.5'-14' Space 2: 22'2"-25'
Loading:	6 Dedicated Dock, Access to 1 drive-in
Parking:	43 Spaces
Power:	1500 Amps; 3-Phase
Sprinklers:	Wet System
Concrete Slab:	+/- 8"
Water:	Municipal (CRWA)
Rental Rate:	Market
Taxes/OPEX:	\$1.36

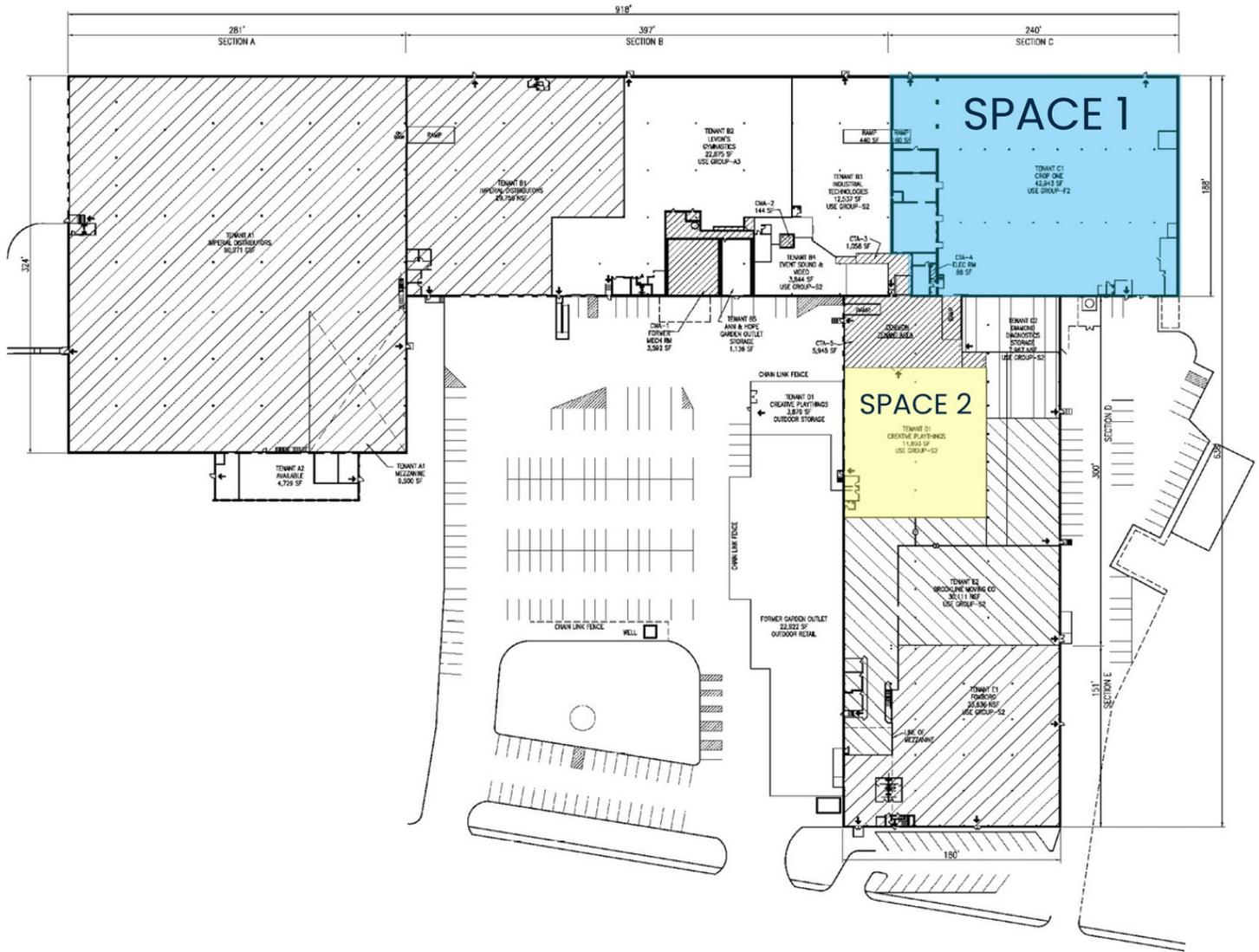
SPACE 1



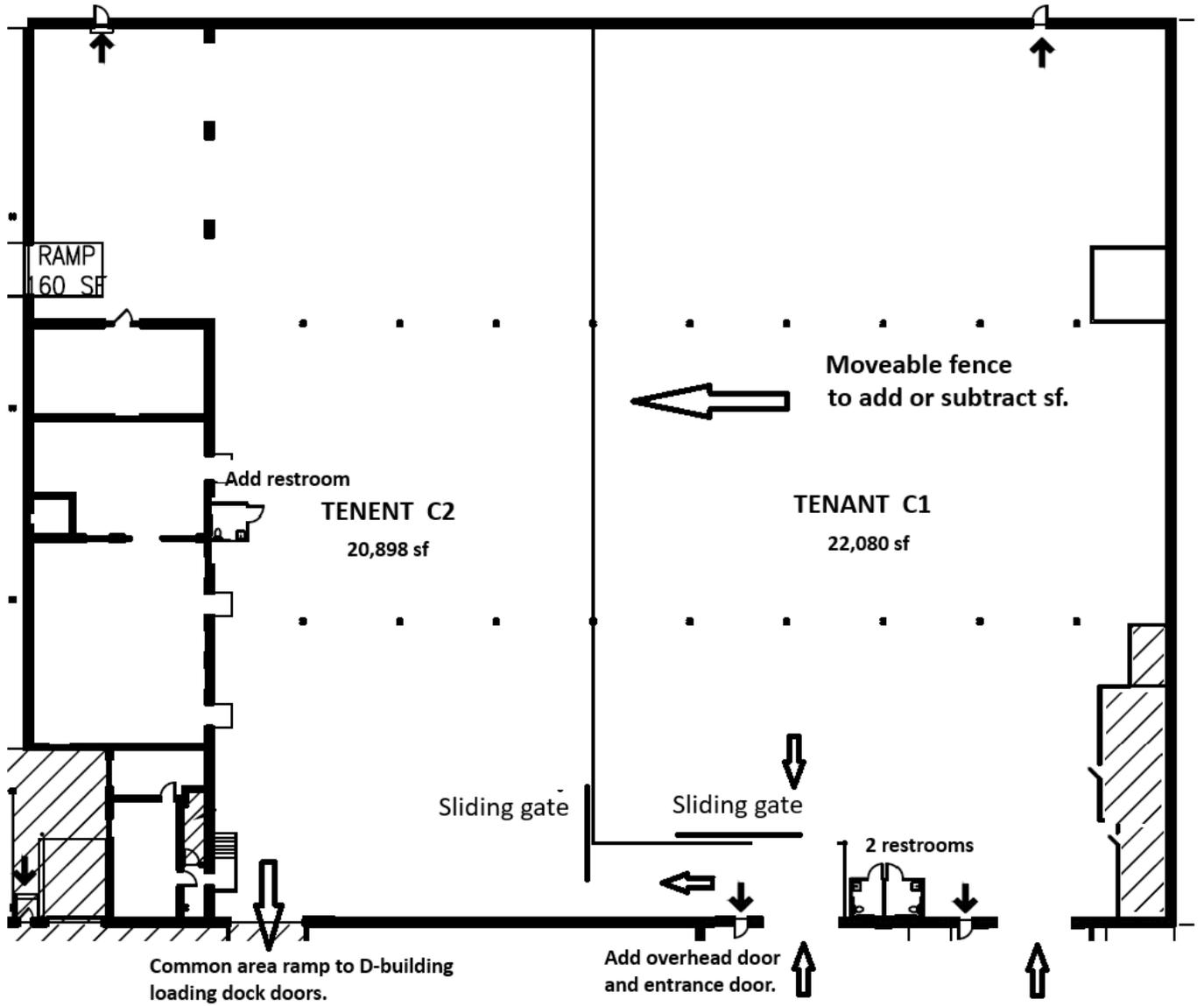
SPACE 2



FLOOR PLAN



SPACE ONE SUBDIVISION PLAN



FRAMINGHAM

CORDAVILLE HIGHWAY PROXIMITY

- 115** 1.5 MILES
3 MINUTES
- 495** 5.3 MILES
11 MINUTES
- 95** 10.5 MILES
21 MINUTES

FOXBOROUGH, MA
11 MILES | 21 MINS

BOSTON, MA
31 MILES | 50 MINS

725 MAIN ST.
MILLIS, MA

MicroGroup **STE**
is part of connectivity

KANGURU
an iStorage Group Company

STEVE'S RENTAL **IDI**
Imperial Distributors.com

CUBESMART
self storage

MEGA MASSACHUSETTS ELITE GYMNASTICS ACADEMY

Acclarity **ERA**
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PRECISION SOLUTIONS Ever better.™

FOXBOROUGH

725 MAIN STREET

MILLIS, MA

FOR LEASE | 57,781 SF WAREHOUSE SPACE AVAILABLE

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