



# 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
- 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

## PROPERTY HIGHLIGHTS

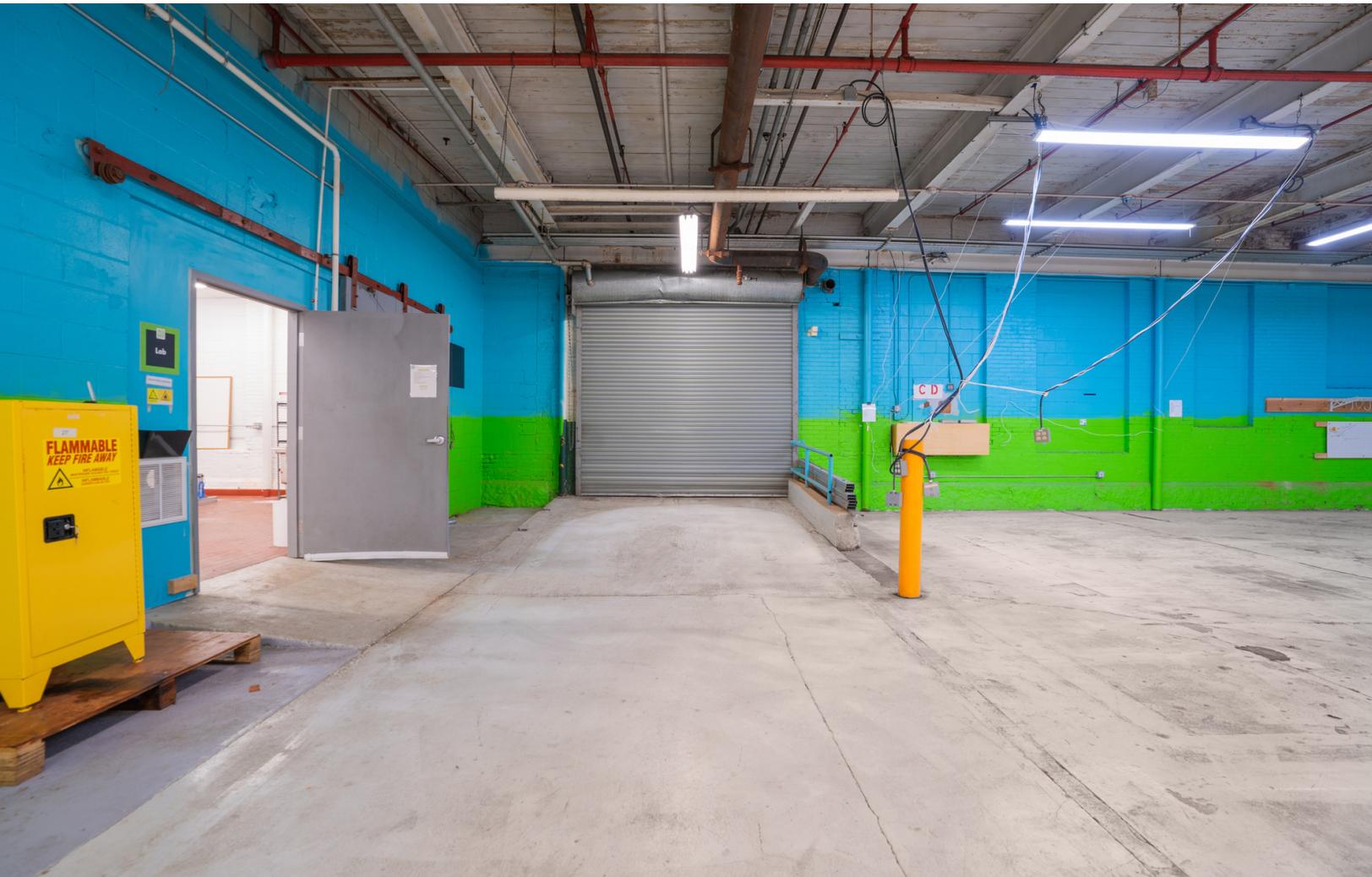
- Subdividable
- Wide Column Spacing
- Low Operating Costs
- Large Parking Area

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
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 I 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

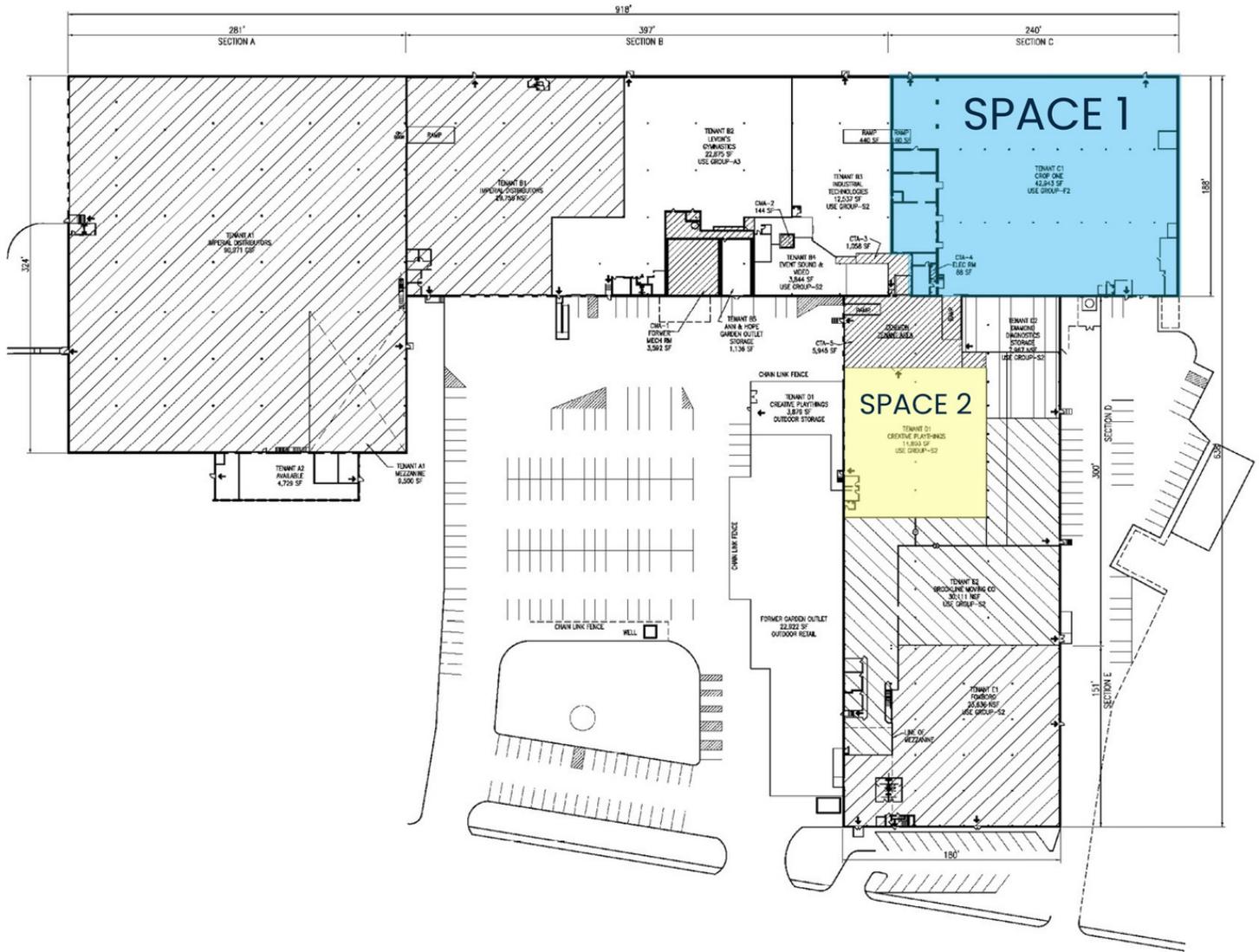
# SPACE 1



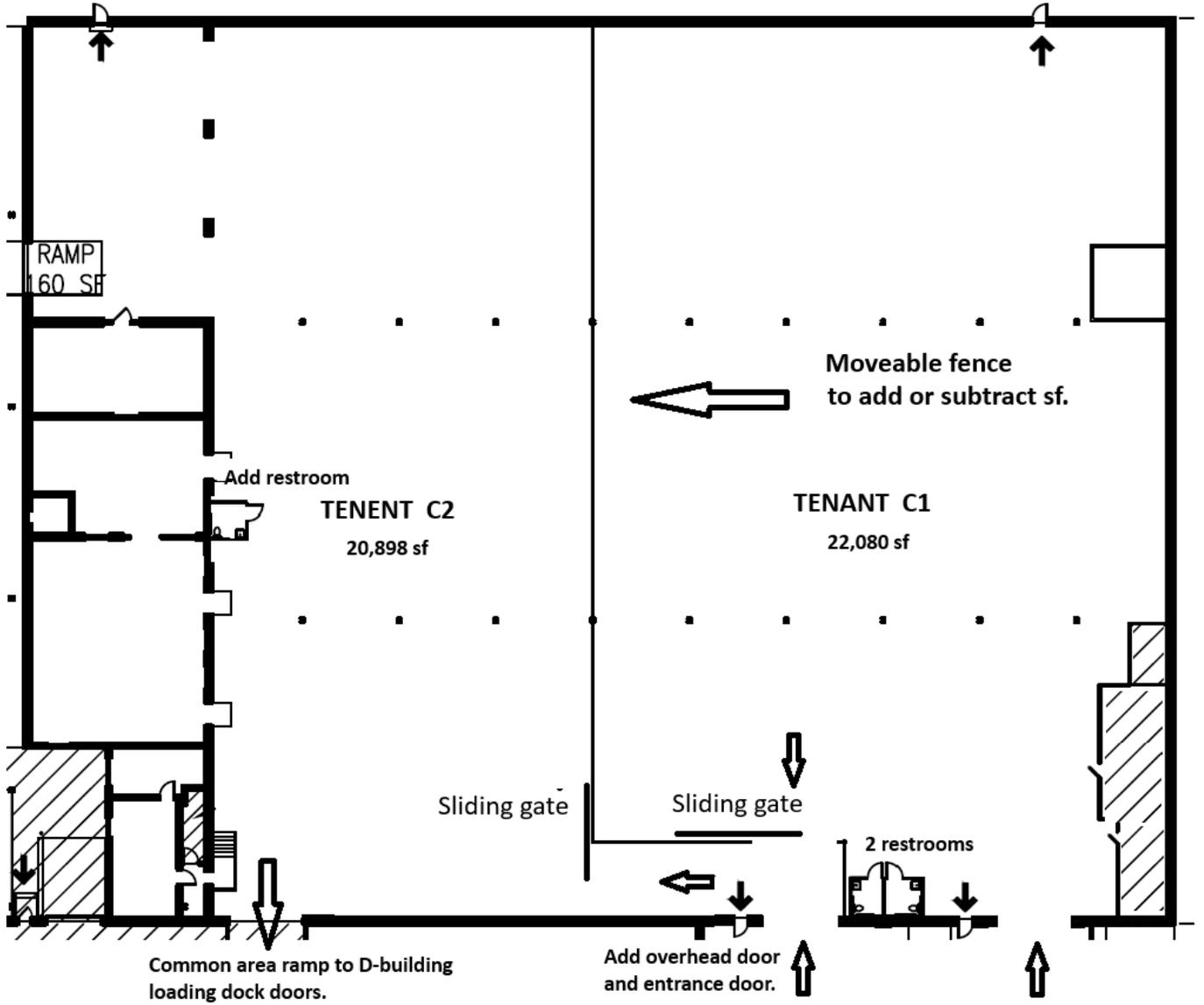
SPACE 2



# 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**  
REAL ESTATE

**SOURCECODE**™ STORE SPACE

**Milton** **CAT** **INTEGRA**  
Network Services, LLC

**PEI GALLO** **B BP**  
MOVING & STORAGE Boston BioProducts

**KEYSTONE** **Ryder**  
PRECISION SOLUTIONS Ever better.™

FOXBOROUGH

# 725 MAIN STREET

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