



# 725 MAIN STREET

MILLIS, MA

FOR LEASE | 42,978 SF SUBDIVIDABLE INDUSTRIAL SPACE AVAILABLE

- Subdividable to 20,898 SF and 22,080 SF
- Large Parking Area
- \$6.75 NNN / \$1.36 Tax & OPEX

EXCLUSIVE AGENT  
 THE  
STUBBLEBINE  
COMPANY  
CORPAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

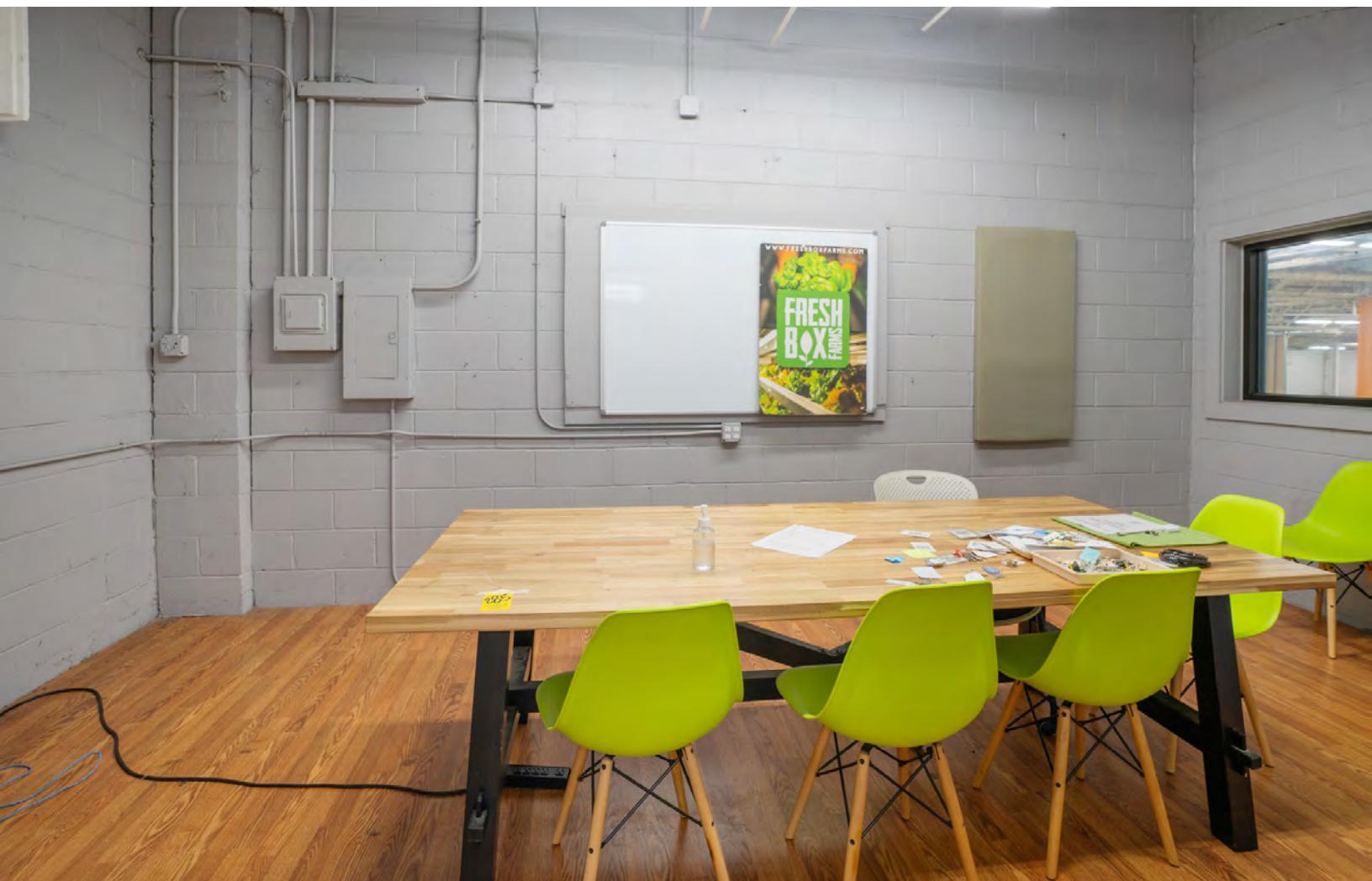
- 42,978 SF of Contiguous Space Available
- Subdividable to 20,898 SF and 22,080 SF
- Low Operating Costs
- Large Parking Area

### PROPERTY SPECIFICATIONS

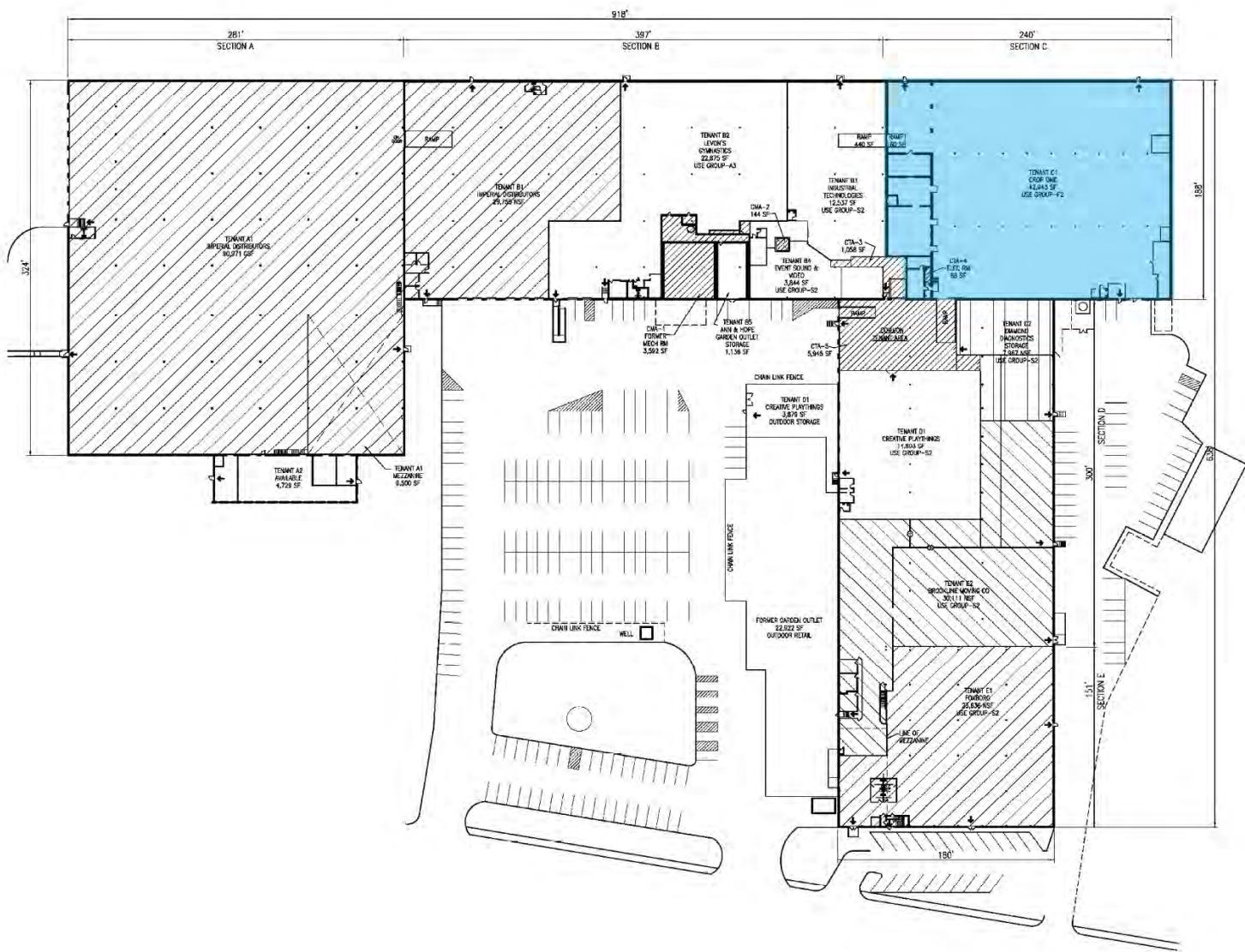
Building Size:	318,995 SF
Available Size:	42,978 SF Subdividable to: 20,898 SF and 22,080 SF
Lot Size:	17.6 Acres
Clear Height:	12.5'-14'
Column Spacing:	20 x 62.5
Loading:	One (1) Drive-In Door (possible to add one add'l drive-in door)
Parking:	43 Spaces
Power:	1500 Amps; 3-Phase
Sprinklers:	Wet System
Concrete Slab:	8'-10'
Water:	Municipal (Charles River Water Authority)
Rental Rate:	\$6.75 NNN
Taxes/OPEX:	\$1.36



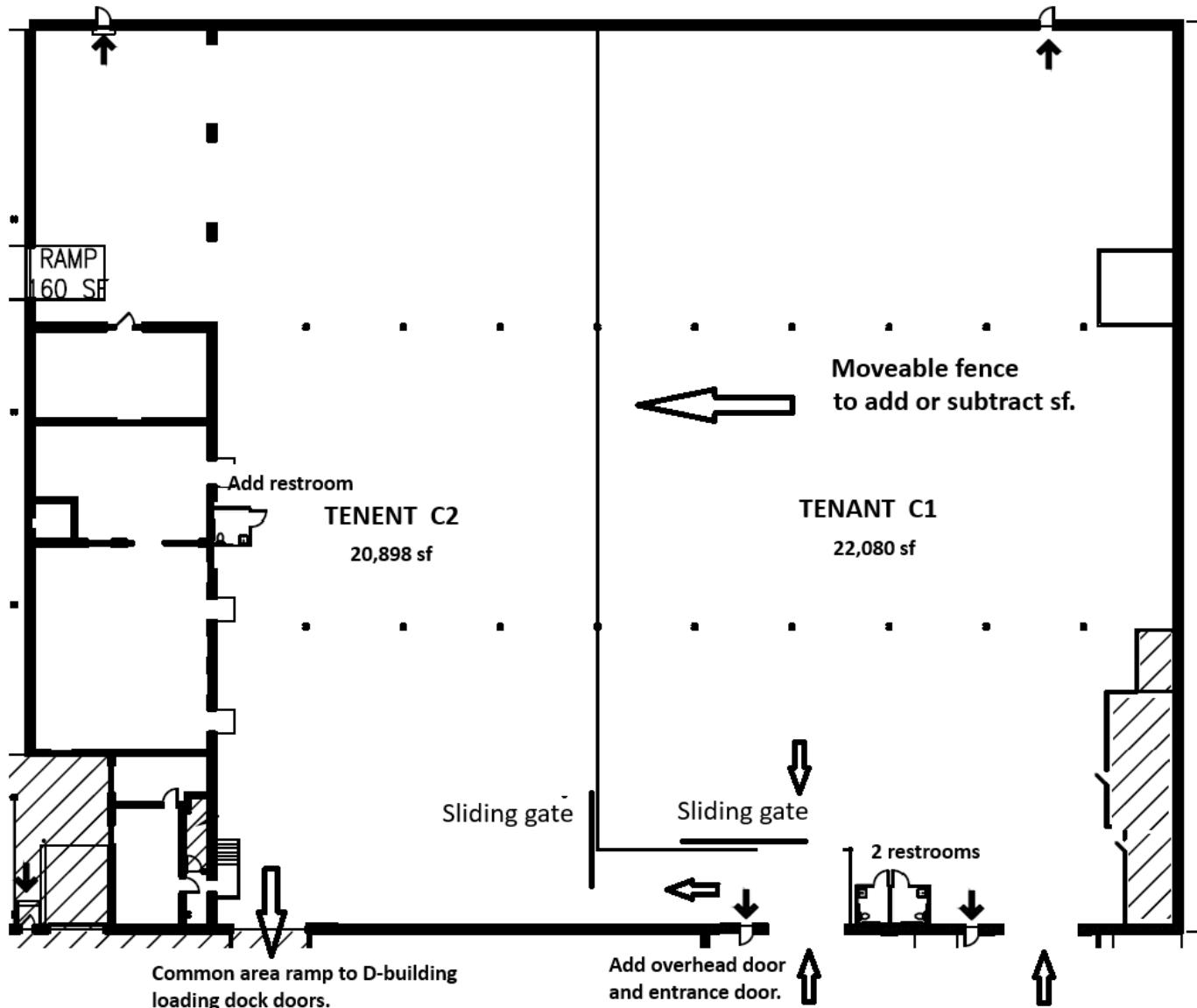
# INTERIOR

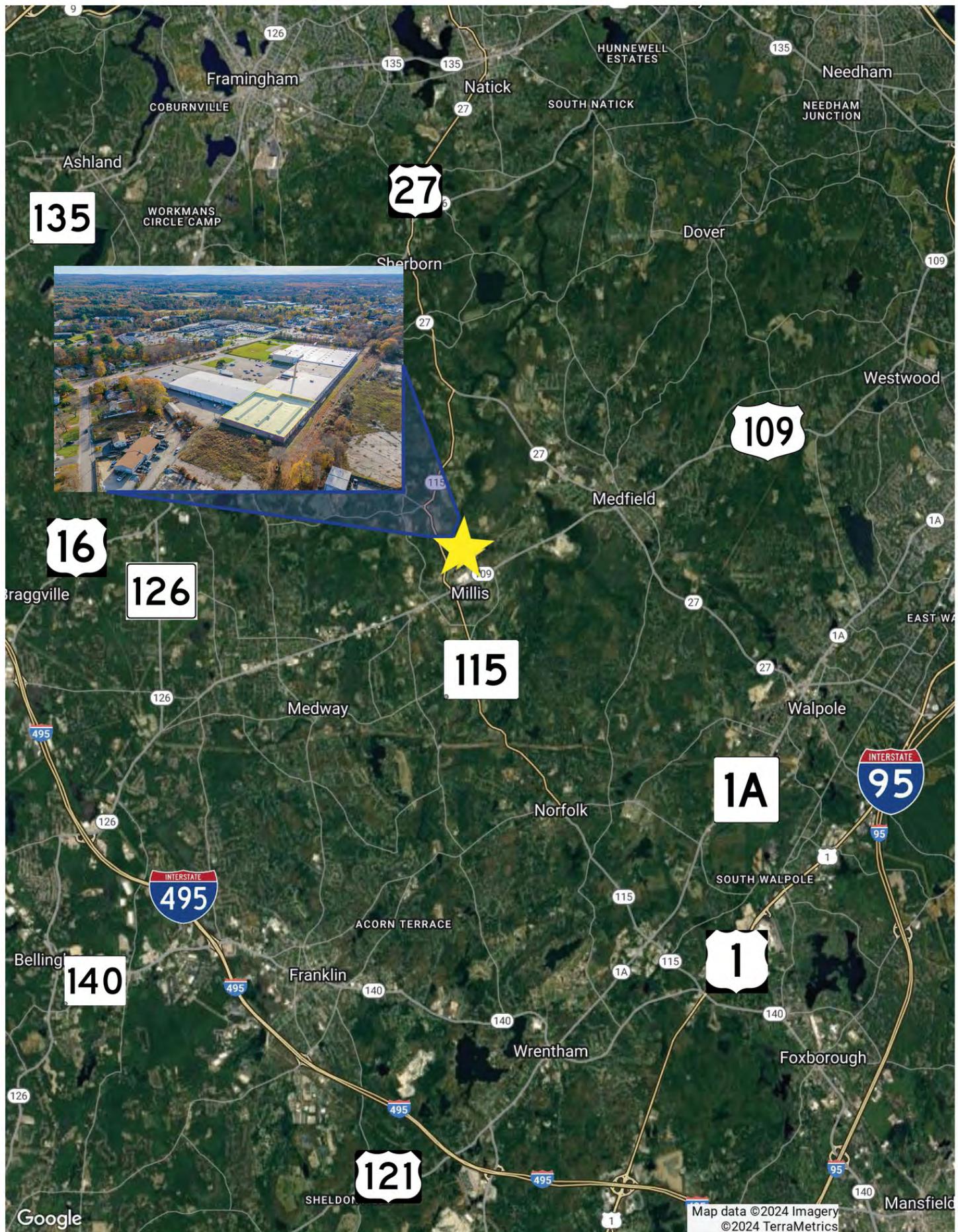


# FLOOR PLAN



# SITE PLAN





# 725 MAIN STREET

MILLIS, MA

FOR LEASE | 42,978 SF WAREHOUSE SPACE AVAILABLE

STEPHEN FLYNN

781.917.7026

[sflynn@stubblebinc.com](mailto:sflynn@stubblebinc.com)

MATTY DROUILLARD

425.691.7881

[matty@stubblebinc.com](mailto:matty@stubblebinc.com)

ALEX SMITH

781.734.7613

[alex@stubblebinc.com](mailto:alex@stubblebinc.com)

VINCENT GILCHRIST

508.530.2030

[vgilchrist@stubblebinc.com](mailto:vgilchrist@stubblebinc.com)

JAMES STUBBLEBINE

617.592.3388

[james@stubblebinc.com](mailto:james@stubblebinc.com)

DAVID STUBBLEBINE

617.592.3391

[david@stubblebinc.com](mailto:david@stubblebinc.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL