

Just
Listed



Millis, Massachusetts

1375 Main St

3.4 ACRES 46,248 SF PRICE \$3,999,995



Key Details



- Building Size: 46,248 SQ FT
- Space Available: 42,819 SQ FT
- Lot Size: 3.4 Acres
- Office Area: 1474 +/- SQ FT
- Year Built: 1963
- Zoning: Industrial - IP2
- Taxes: \$38,994.70
- Parking: 35+
- Loading Docks: 3
- Power: 3 Phase, 277/480 Volt, 2000 amp service
- Utilities: Town water/sewer, natural gas, electric
- Fire Suppression: Wet sprinklers
- Foundation: Concrete
- Ceiling Height 21.5 feet at peak
- Roof: Membrane
- Leases: 1 solar lease brings in annual income of \$4298, 1 Mfg. lessee pays \$15 PSF NNN (\$4286.25/Mo), has 5 years left and a 5 year option.

Overview

Large property that is great for an investor or owner occupant who would like some extra income coming in from lessees. The owner currently occupies roughly 42k SQ FT of the property, 3429 SQ FT is leased out to another Mfg. company at \$4286.25/mo. There is also a solar lease on the property that pays owner \$4298 annually. This property has 3 loading docks, heavy power (3 phase, 277/480 volt, 2000 amp service), and ceiling heights reaching 21.5 ft. One loading dock is located in the front for easy tractor-trailer access, 35+ parking spots on the premise, there are also 4 extra storage containers attached to the property, fire suppression system in place, and concrete floors throughout. The property does have two separate areas with a 2nd level, one being used for storage, the other being used as an office/storage area. This property is close to many highways (I95, I495, RT1, I90), multiple ports/airports within an hour.



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