

FOR SALE
1,500 Square Feet
1 F Condon Way, Hopedale, MA



FIELDSTONE
Commercial Properties Inc.



NOLAN RYAN
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Building Overview

This industrial condo, located just off of Rte 140 in Hopedale provides a perfect asset for a growing business with clients in Worcester, Norfolk and Southern Middlesex County. Its easy access to I-495 enables north/south transportation and gives any owner a quiet, undisturbed presence in the Hopedale Industrial Park Airport. Designed for a tradesman or any light manufacturing use, its 3 phase power, clear span layout, and easy in/out access via a drive in door make it a versatile and efficient property for many local businesses.

Highlights:

- 125 Amps/240v electrical service
- 14' clear height
- Air conditioning in office area
- Mezzanine storage capabilities
- 1,000 SF warehouse and 500 SF office layout
- (1) 10' drive in door
- Metal roof

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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Property Specifications

Year Built: 2006

Zoning: LI

Total Size: 1,500 SF

Column Spacing: Clear span

Parking/Yard: 5 reserved spaces,
15 common spaces

Sprinklers: Wet system

Water/Sewer/Gas: Public water,
private septic, natural gas

Floor Plan



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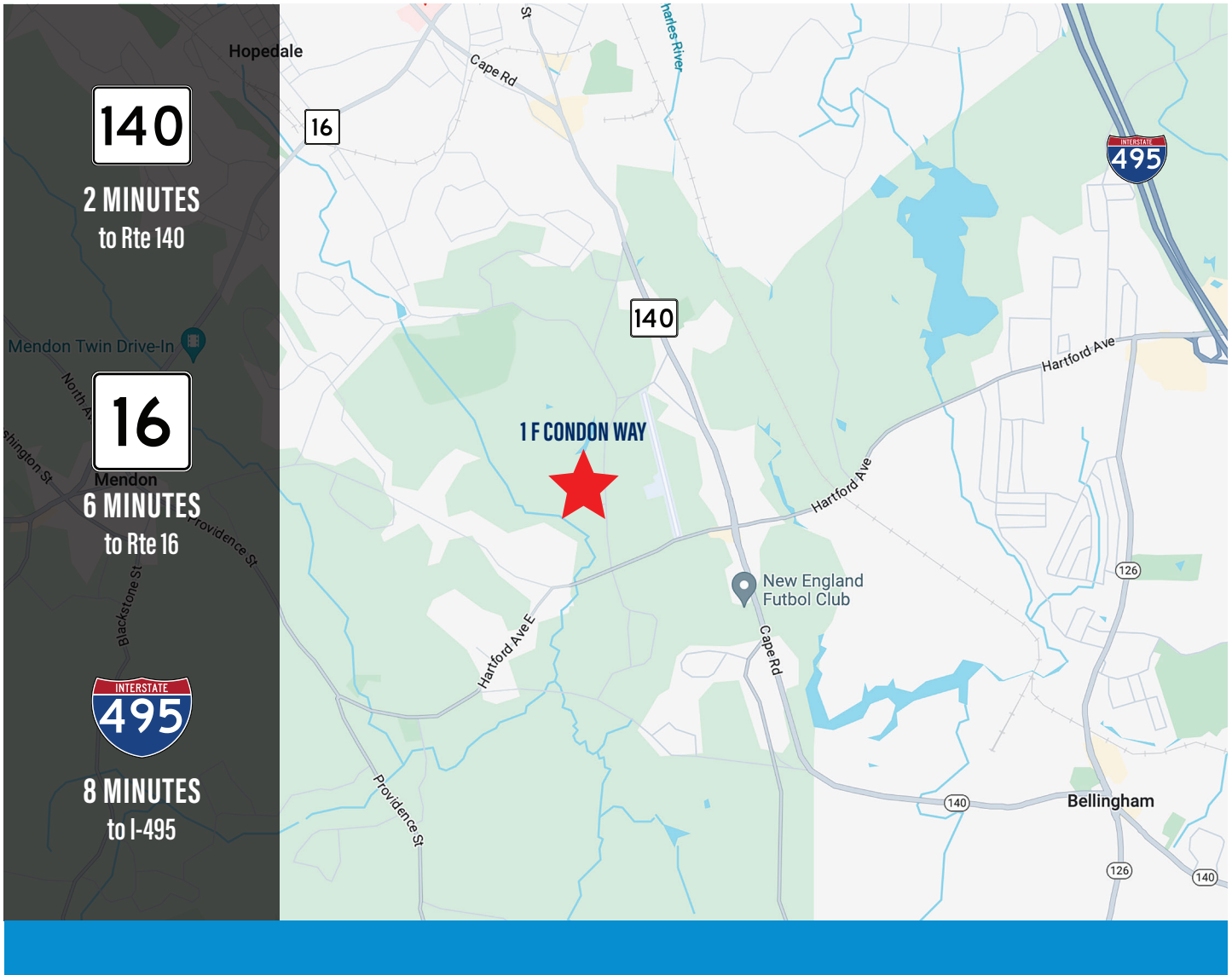
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Highway Accessibility



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