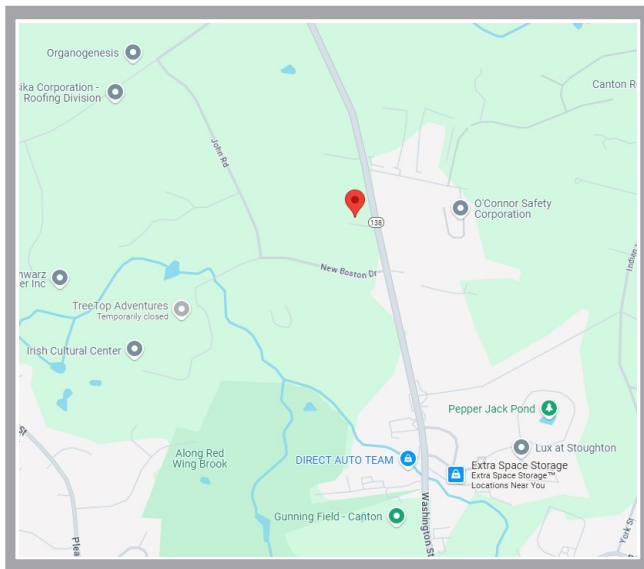


# INDUSTRIAL GARAGE FOR LEASE

925 TURNPIKE STREET - CANTON, MA



## Industrial Garage 7,325 +/- SF Total

(6) 12' x 12' Drive-Thru Bays  
(1) 12' x 14' Drive-Thru Bay

3 Oil Changing Bays  
Floor Drains

Interior Clear Height: 16'6"

On Site Parking for 50 Vehicles  
Located on Busy Route 138  
3.6 Miles From RT 128/93

**DONAHUE**  
ASSOCIATES

*Commercial & Industrial Real  
Estate 457 Belmont Street  
Brockton, MA 02301  
Tel: 508.588.1717  
mdre@donahueassociates.com*

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

[www.donahueassociates.com](http://www.donahueassociates.com)



# ZONING TABULATION

| PROPOSED                                                                                                                                                                                                                       | PERMITTED                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. ALL ACTIVITY WITHIN THE AUTO REPAIR FACILITY SHALL OCCUR WITHIN THE BUILDING. PARKING SPACE FOR THE AUTO REPAIR FACILITY SHALL NOT BE USED FOR SALES, LEASE, STORAGE, REPAIR WORK, OR STORAGE OF EXCESSIVE OR ANY VEHICLES. | 1. ALL ACTIVITY WITHIN THE AUTO REPAIR FACILITY SHALL OCCUR WITHIN THE BUILDING. PARKING SPACE FOR THE AUTO REPAIR FACILITY SHALL NOT BE USED FOR SALES, LEASE, STORAGE, REPAIR WORK, OR STORAGE OF EXCESSIVE OR ANY VEHICLES. |
| 2. DAMAGE DAY BEING SHALL BEING CLOSED DURING THE WEEKENDS.                                                                                                                                                                    | 2. DAMAGE DAY BEING SHALL BEING CLOSED DURING THE WEEKENDS.                                                                                                                                                                    |
| 3. HOURS OF OPERATION: 7 AM TO 7 PM                                                                                                                                                                                            | 3. HOURS OF OPERATION: 7 AM TO 7 PM                                                                                                                                                                                            |

**ASSIGNMENT OF TRACTS:**  
 MAP 88 - PARCEL 1

**ZONING CLASSIFICATION:**  
 LIMITED INDUSTRIAL (LO)  
 1. ALL ACTIVITY WITHIN THE AUTO REPAIR FACILITY SHALL OCCUR WITHIN THE BUILDING. PARKING SPACE FOR THE AUTO REPAIR FACILITY SHALL NOT BE USED FOR SALES, LEASE, STORAGE, REPAIR WORK, OR STORAGE OF EXCESSIVE OR ANY VEHICLES.

**OWNER/DEVELOPER:**  
 THE TURNPIKE GROUP, LLC  
 245 NORTH PEARL STREET  
 BROOKTON, MA 02301

**LAND SURVEYOR:**  
 DONALD L. BROWN, INC.  
 600 PLEASANT STREET  
 BANGOR, ME 04401

**SITE LAYOUT, LIGHTING & LANDSCAPING PLAN**  
 FOR  
**HOTEL & AUTO REPAIR FACILITY**  
 925 TURNPIKE STREET  
 IN  
**CANTON, MA**  
 SCALE: 1"=50' DATE: 7.2000  
**Site Design Professionals, LLC**  
 Civil Engineers  
 One Marchant Street - Suite 110  
 -Sharon, MA 02067  
 Tel: 781-784-4020 - Fax: 781-784-4022

**TURNPIKE STREET**  
 (ROUTE 128 - 60' WIDE)

**LOT 18**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)

**LOT 14**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)

**LOT 12**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)

**LOT 10**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)

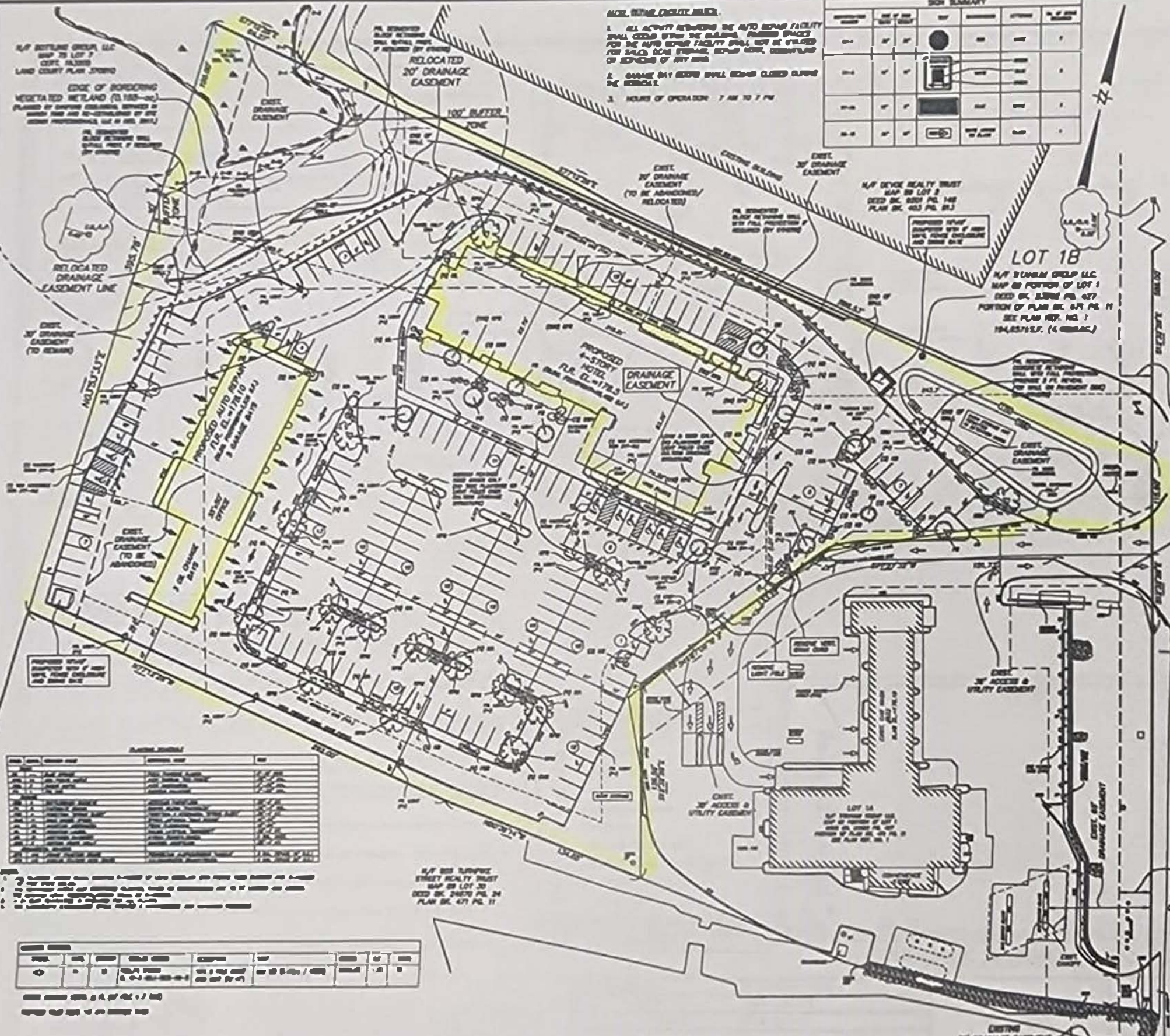
**LOT 8**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)

**LOT 6**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)

**LOT 4**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)

**LOT 2**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)

**LOT 1**  
 N/A TURNPIKE GROUP LLC  
 MAP 88 PORTION OF LOT 1  
 DEED BK. 3388 PG. 677  
 PORTION OF PLAN BK. 671 PG. 11  
 SEE PLAN REF. NO. 1  
 194,857 S.F. (4.46 AC.)



| NO. | DESCRIPTION | DATE   |
|-----|-------------|--------|
| 1   | REVISION    | 7/2000 |
| 2   | REVISION    | 7/2000 |
| 3   | REVISION    | 7/2000 |
| 4   | REVISION    | 7/2000 |
| 5   | REVISION    | 7/2000 |
| 6   | REVISION    | 7/2000 |
| 7   | REVISION    | 7/2000 |
| 8   | REVISION    | 7/2000 |
| 9   | REVISION    | 7/2000 |
| 10  | REVISION    | 7/2000 |
| 11  | REVISION    | 7/2000 |
| 12  | REVISION    | 7/2000 |
| 13  | REVISION    | 7/2000 |
| 14  | REVISION    | 7/2000 |
| 15  | REVISION    | 7/2000 |
| 16  | REVISION    | 7/2000 |
| 17  | REVISION    | 7/2000 |
| 18  | REVISION    | 7/2000 |
| 19  | REVISION    | 7/2000 |
| 20  | REVISION    | 7/2000 |
| 21  | REVISION    | 7/2000 |
| 22  | REVISION    | 7/2000 |
| 23  | REVISION    | 7/2000 |
| 24  | REVISION    | 7/2000 |
| 25  | REVISION    | 7/2000 |
| 26  | REVISION    | 7/2000 |
| 27  | REVISION    | 7/2000 |
| 28  | REVISION    | 7/2000 |
| 29  | REVISION    | 7/2000 |
| 30  | REVISION    | 7/2000 |
| 31  | REVISION    | 7/2000 |
| 32  | REVISION    | 7/2000 |
| 33  | REVISION    | 7/2000 |
| 34  | REVISION    | 7/2000 |
| 35  | REVISION    | 7/2000 |
| 36  | REVISION    | 7/2000 |
| 37  | REVISION    | 7/2000 |
| 38  | REVISION    | 7/2000 |
| 39  | REVISION    | 7/2000 |
| 40  | REVISION    | 7/2000 |
| 41  | REVISION    | 7/2000 |
| 42  | REVISION    | 7/2000 |
| 43  | REVISION    | 7/2000 |
| 44  | REVISION    | 7/2000 |
| 45  | REVISION    | 7/2000 |
| 46  | REVISION    | 7/2000 |
| 47  | REVISION    | 7/2000 |
| 48  | REVISION    | 7/2000 |
| 49  | REVISION    | 7/2000 |
| 50  | REVISION    | 7/2000 |

| NO. | DESCRIPTION | DATE   |
|-----|-------------|--------|
| 1   | REVISION    | 7/2000 |
| 2   | REVISION    | 7/2000 |
| 3   | REVISION    | 7/2000 |
| 4   | REVISION    | 7/2000 |
| 5   | REVISION    | 7/2000 |
| 6   | REVISION    | 7/2000 |
| 7   | REVISION    | 7/2000 |
| 8   | REVISION    | 7/2000 |
| 9   | REVISION    | 7/2000 |
| 10  | REVISION    | 7/2000 |
| 11  | REVISION    | 7/2000 |
| 12  | REVISION    | 7/2000 |
| 13  | REVISION    | 7/2000 |
| 14  | REVISION    | 7/2000 |
| 15  | REVISION    | 7/2000 |
| 16  | REVISION    | 7/2000 |
| 17  | REVISION    | 7/2000 |
| 18  | REVISION    | 7/2000 |
| 19  | REVISION    | 7/2000 |
| 20  | REVISION    | 7/2000 |
| 21  | REVISION    | 7/2000 |
| 22  | REVISION    | 7/2000 |
| 23  | REVISION    | 7/2000 |
| 24  | REVISION    | 7/2000 |
| 25  | REVISION    | 7/2000 |
| 26  | REVISION    | 7/2000 |
| 27  | REVISION    | 7/2000 |
| 28  | REVISION    | 7/2000 |
| 29  | REVISION    | 7/2000 |
| 30  | REVISION    | 7/2000 |
| 31  | REVISION    | 7/2000 |
| 32  | REVISION    | 7/2000 |
| 33  | REVISION    | 7/2000 |
| 34  | REVISION    | 7/2000 |
| 35  | REVISION    | 7/2000 |
| 36  | REVISION    | 7/2000 |
| 37  | REVISION    | 7/2000 |
| 38  | REVISION    | 7/2000 |
| 39  | REVISION    | 7/2000 |
| 40  | REVISION    | 7/2000 |
| 41  | REVISION    | 7/2000 |
| 42  | REVISION    | 7/2000 |
| 43  | REVISION    | 7/2000 |
| 44  | REVISION    | 7/2000 |
| 45  | REVISION    | 7/2000 |
| 46  | REVISION    | 7/2000 |
| 47  | REVISION    | 7/2000 |
| 48  | REVISION    | 7/2000 |
| 49  | REVISION    | 7/2000 |
| 50  | REVISION    | 7/2000 |