

# FOR LEASE | MODERN LIGHT INDUSTRIAL/ WAREHOUSE SPACE

177 North Main Street | Building 200, Suite 202 |  
Middleton, MA

Built in 2019, this modern, state-of-the-art light industrial/warehouse suite delivers premium construction, heavy power, and exceptional highway access. The space is in excellent condition, fully air-conditioned, and move-in ready, making it well suited for a broad range of industrial and distribution users.

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## PROPERTY OVERVIEW

- Total Size: 10,566 ± SF
- Lease Rate: \$12.00 / SF NNN
- Built: 2019
- Condition: Excellent | Move-In Ready

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## BUILDING & SUITE FEATURES

- Fully air-conditioned light industrial/warehouse space
- Clear ceiling heights of 23'9"–25'
- Heavy power: 800 Amps, 480V, 3-Phase
- 6" reinforced poured concrete floor
- One (1) oversized 14' x 14' drive-in door
- Energy-efficient LED lighting throughout
- Insulated to current energy-efficiency standards



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## LOCATION & ACCESS

Ideally positioned along Route 114, the property offers excellent regional accessibility and logistics efficiency.

- Convenient access to Routes 1, 93, 95, 128, and 495
- Central North Shore location
- Ideal for warehouse, distribution and light industrial users

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## IDEAL USES

- Light manufacturing & industrial
- Warehouse & distribution

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A rare opportunity to lease modern industrial space with heavy power, strong infrastructure, and superior highway access in Middleton, Massachusetts.

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## BROKER CONTACT

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