

**FOR
LEASE**

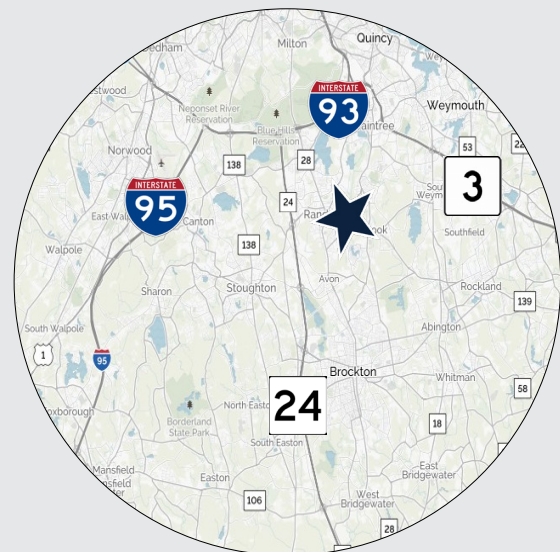
9-11 MEAR ROAD HOLBROOK, MA



WAREHOUSE/DISTRIBUTION BUILDING 142,000 SF ON 9.74 ACRES

» As exclusive agent, The Stubblebine Company is pleased to present 9-11 Mear Road, Holbrook, MA:

- 75,000 s.f distribution space available with eight (8) tailboard docks
- 18'-27'6" clear height
- Proximity to Rt. 24 and numerous amenities
- Subdividable



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE	142,000 s.f.
SPACE AVAILABLE	Suite A: 75,000 s.f. total: 5,400 s.f. 1 st floor office, 5,400 s.f. 2 nd floor office, 64,200 s.f. warehouse
LAND	9.74 acres
CONSTRUCTION	Steel frame, metal panel
ROOF	Rubber membrane
CLEAR HEIGHT	18' (eaves) to 27'6"
COLUMN SPACING	59' x 19'
LOADING	Twenty-five (25) 8' x 10' tailboards
BUILT	1968 - front, 1981- rear expansion
POWER	A. 600 amps, B. 200 amps, C. 200 amps, D. 200 amps 120/2018 volt
UTILITIES	Gas: Bay State Gas, Electricity: National Grid, Sewer/Water: Town of Holbrook
SPRINKLER	100%
PARKING	Ample
HIGHWAY ACCESS	Located just off of Route 139
TAXES	\$114,115.92 (2016)
RENTAL RATE	Market



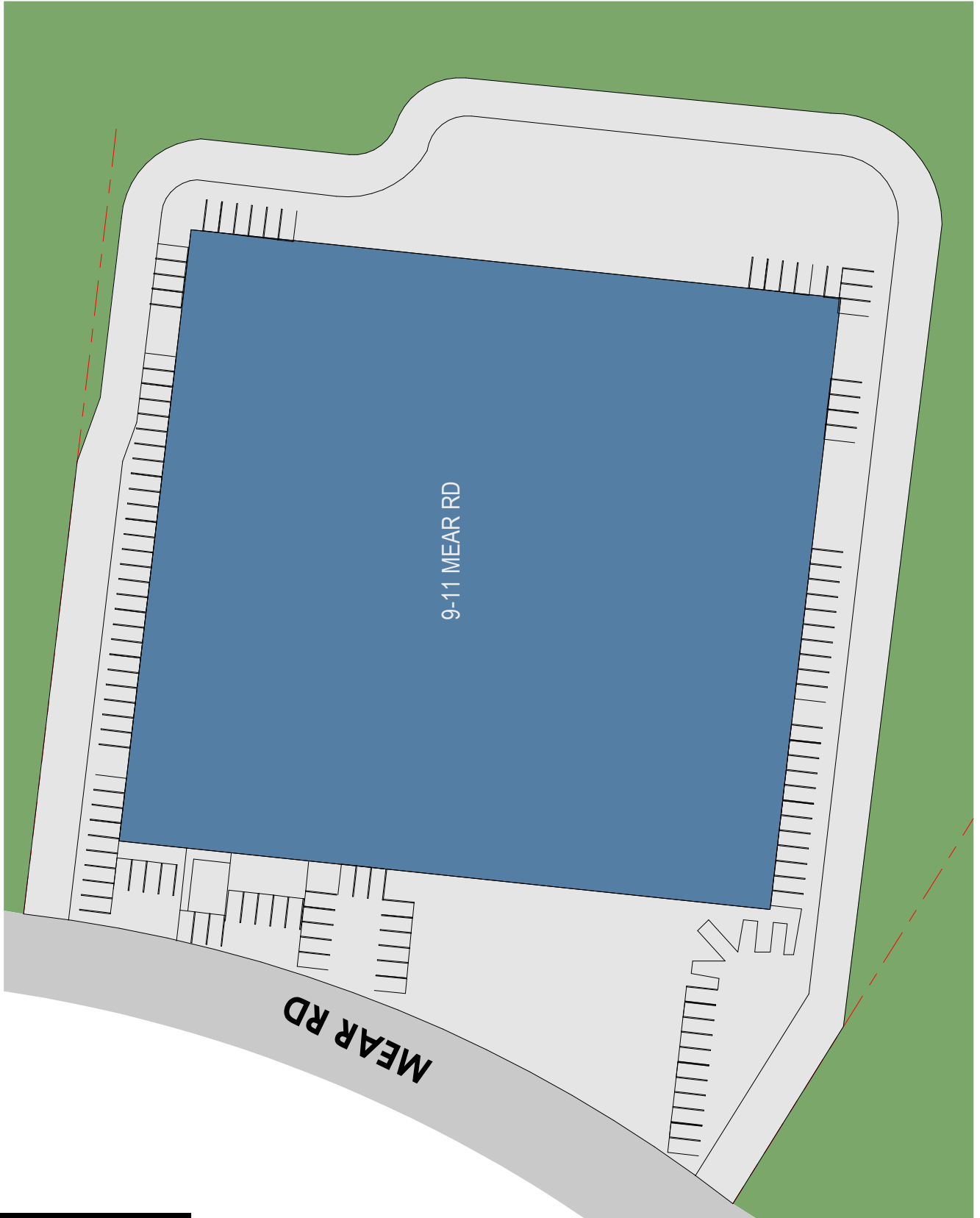
EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

9-11

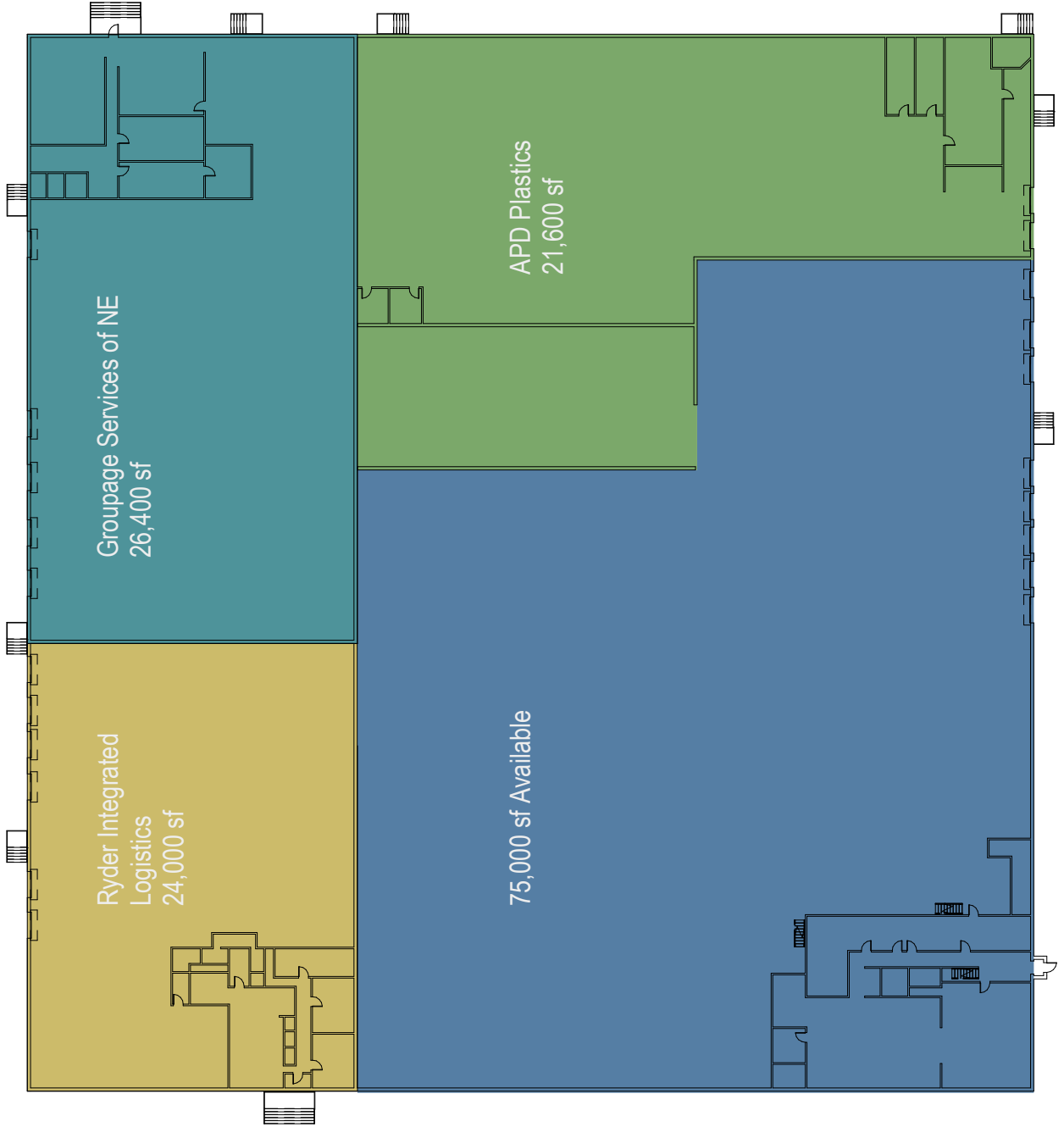
MEAR ROAD HOLBROOK, MA

SITE PLAN

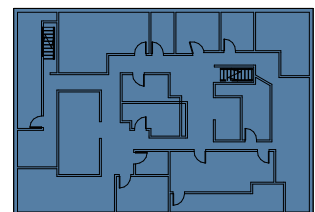


EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

FLOOR PLAN



LEVEL 1



LEVEL 2



CORPORATE NEIGHBORS

Accurate Metal, LLC



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

TENANT OVERVIEWS**A.P.D. Plastics, Inc.**

APD Plastics, Inc. primarily operates in the Plastics Resins industry within the Wholesale Trade - Nondurable Goods sector. This organization has been operating for approximately 12 years. A.P.D. Plastics is estimated to generate \$500,000 in annual revenues, and employs approximately 2 people at this single location.



Ryder Integrated Logistics provides global supply chain consulting and services to our partners and their suppliers, including transportation management, integrated logistics, lead logistics management, carrier and shipment management, dedicated contract carriage, sequencing, kitting, component sub-assembly, consolidation/deconsolidation, warehousing, freight payment and audit, lineside delivery and material follow-up.

New England Groupage

Groupage Services Of New England LLC is a privately held company. This Freight Traffic Manager company was established in 2012.

Current estimates show this company has an annual revenue of 290,000 and employs a staff of approximately 3.

**EXCLUSIVE LISTING AGENT**THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



