



**130 Liberty St, #9  
Brockton, MA. 02301**

**FOR LEASE Office/Warehouse/Flex  
1 1/2 Miles to Route 93/128**

**195 Bay State Drive  
Braintree, Ma**

**Total S.F. 160,000  
Land Area: 8.5 Acres  
Clear Ht: 21' - 22'  
Air cond: Office area only  
Sprinklers: Wet sprinkler system  
Roof: Rubber Membrane – 2001**

**Utilities:**

**Gas: National Grid  
Electricity: Braintree Electric Light  
Water: Braintree Water & Sewer**

**For Information Call:**

**Peter Quinn  
Cell: 781-820-7424  
peter.quinn@att.net**

**Please visit us at:  
1 1/2 Miles to Route 128  
At South Shore Plaza  
www.quinnassociatesinc.com**



**Available Space:** Unit #195 8,700 S.F. (+/-)  
5,000 SF Office  
3,700 SF Warehouse

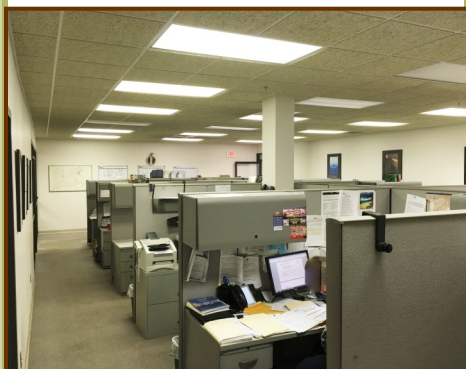
**Lease Rate:** \$11.00 SF Gross  
Included: Gas for heat in base building expenses

**Electricity:** Premises is separately metered

**Tailgate Loading Dock:** One

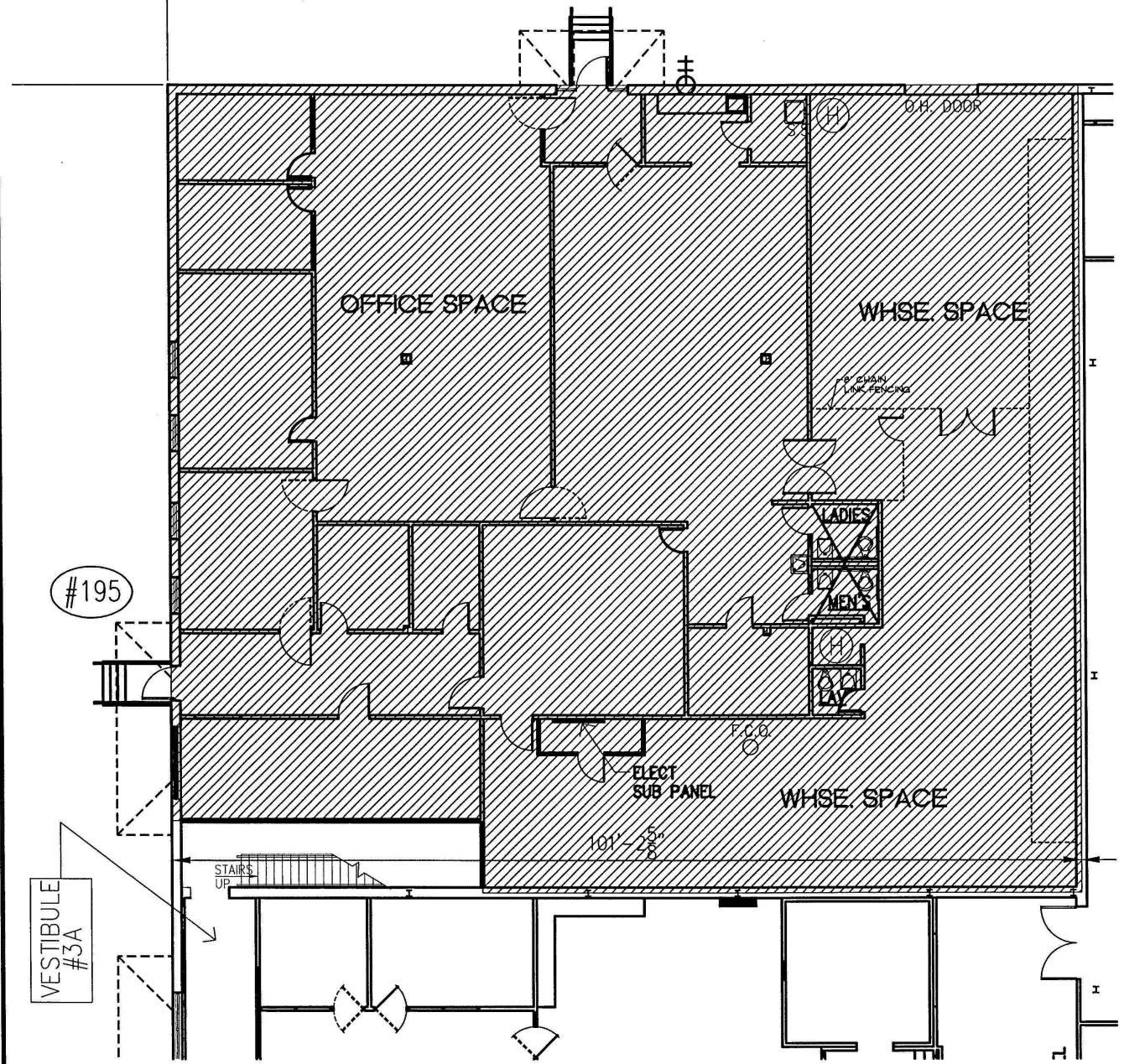
**Parking:** 2 spaces / 1,000 SF in common with others

**Managing Agent:** National Development





All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price rental or other considerations, prior sales or lease, or withdrawal without notice

**TENANT #195**  
**AVAIL. SPACE = ± 8,700 S.F.**



**1 FIRST FLOOR PLAN**  
 1/16" = 1'-0"

<b>T-195</b> 23013	 <b>Cubellis Saivetz Associates</b> A Division of Cube's Associates Inc. Zero Campanelli Drive Braintree, MA 02184 Tel: 781-848-0020	<b>TITLE</b> <b>TENANT</b> <b>SPACE #195</b>	<b>PROJECT</b> <b>155 BAY STATE DR</b> <b>BRAINTREE, MA</b>	 <b>PROJECT NORTH</b>	<b>NO</b>	<b>DATE</b>	<b>REVISIONS</b>
		<b>DATE</b> APRIL 1, 2003	<b>DRAWN BY</b> KDN		<b>CHECKED BY</b> KDN	<b>SCALE</b> 1/16"=1'-0"	