

FLEX SPACE FOR SUB-LEASE



WAREHOUSE & OFFICE SPACE AVAILABLE

740 Quaker Highway, Uxbridge, MA 01596

GEORGE PASKALIS, SIOR

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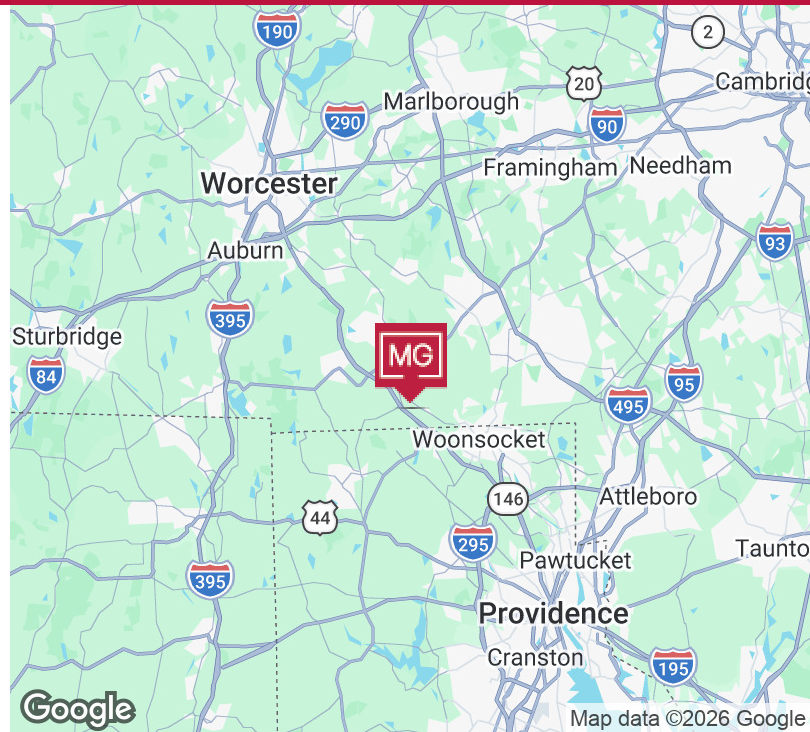
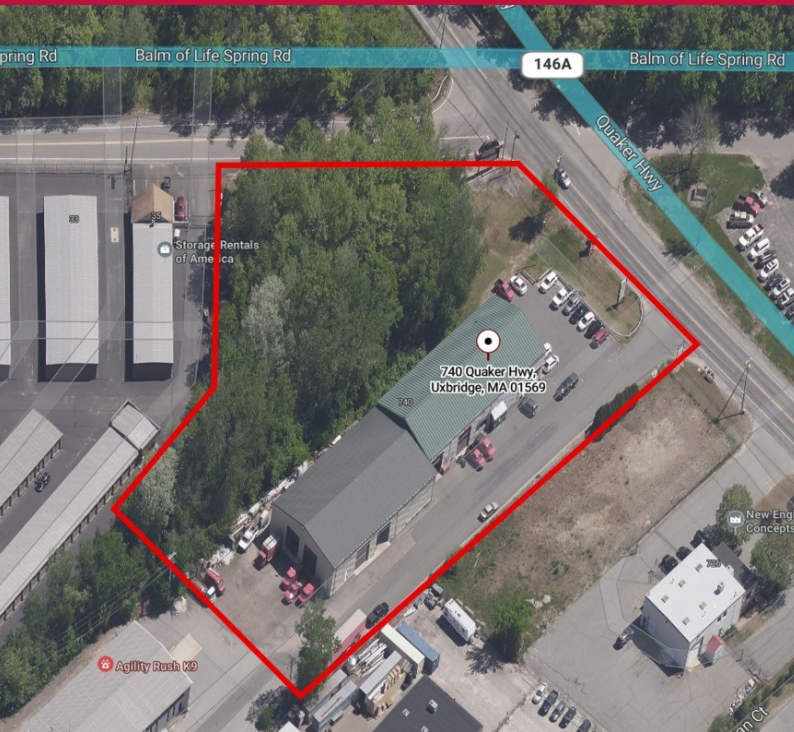
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

18,668 SF of space, subdividable based on tenant needs, is available for sub-lease at 740 Quaker Highway (7,176 SF office, 10,316 SF warehouse, and 1,176 SF mezzanine storage). Ceiling heights range from 16' to 24' clear, and there are four grade-level doors and two loading docks.

LOCATION DESCRIPTION

740 Quaker Highway is well located in the Quaker Industrial Park in Uxbridge, Massachusetts. The property is located immediately off Route 146 at Exit 1, 10 miles from I-90 (Massachusetts Turnpike) and 15 miles from Providence, Rhode Island.

OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Available SF:	3,500 - 18,668 SF
Lot Size:	2.4 Acres
Building Size:	18,668 SF
Zoning:	Industrial B

PROPERTY HIGHLIGHTS

- 10,316 SF Warehouse
- 7,176 SF Office (2 Levels)
- 1,176 Mezzanine (Storage)
- 16' - 24' Clear Ceiling Heights
- Four (4) 12' x 14' Grade Level Doors
- Two (2) 12' x 14' Loading Docks

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