

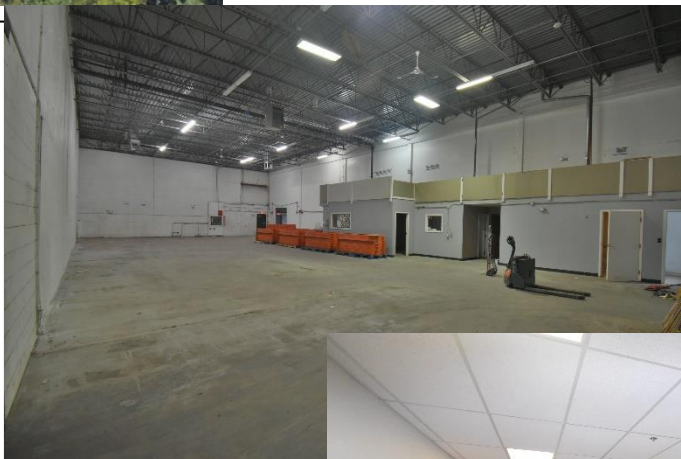


Amazing Leasing Opportunity

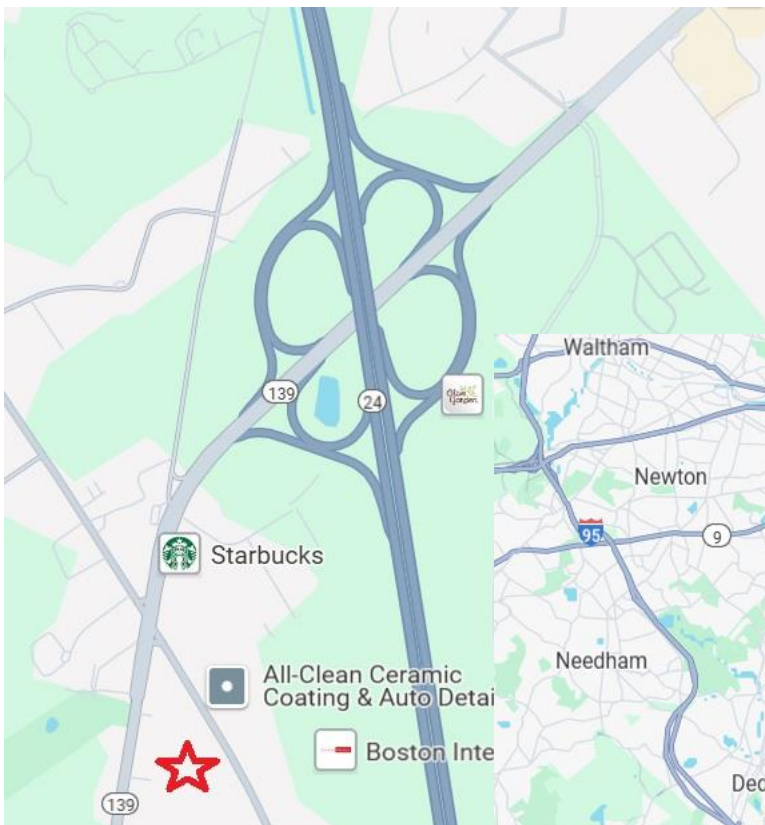
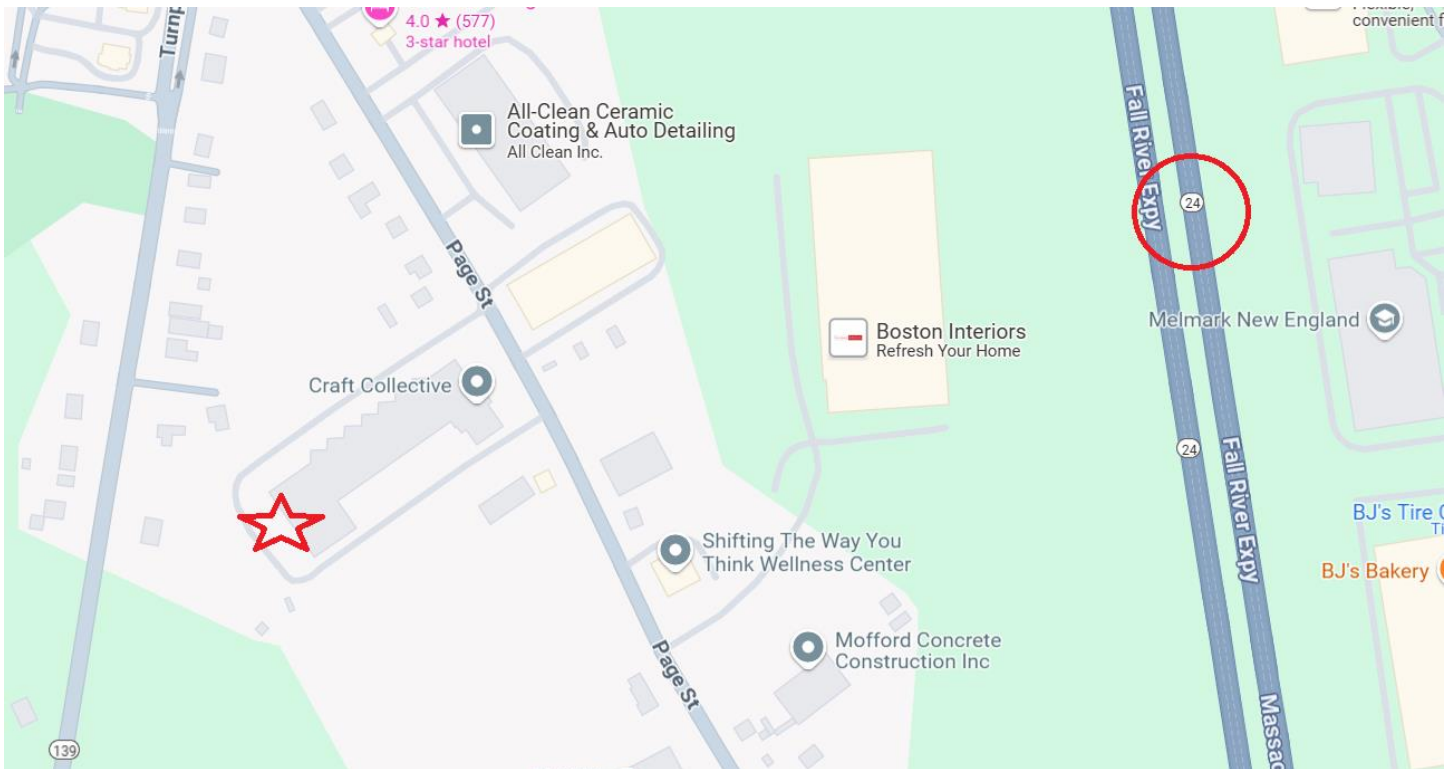
378 Page Street, Units 13 and 14 Stoughton MA



- Approximately 10,000 sqft
- 21' 5" to joists, 24' to Roof
- Wet Sprinklered
- Central AC and Gas Heat
- 2 dock doors with levelers
- 1 Street level loading door
- New Roof 2004. New Fire Notification system 2024
- Total NNN's approximately \$4.26 PSF/Yr
- Cam \$1,080+/- per month
- Taxes per \$18,686.15 +/- per year
- Management fee 5%, of Base Rent
- Insurance \$1,408.00 Per year.



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- ½ Mile to Rt 24
- 4 Miles to I93
- 7 Miles to I95
- 17 Miles to South Boston
- 19 Miles to I90
- 21 Miles to Logan Airport

