



# Rick Gomolka REALTY

*Ring Us or Click Us and Start Packing!*



## Amazing Leasing Opportunity

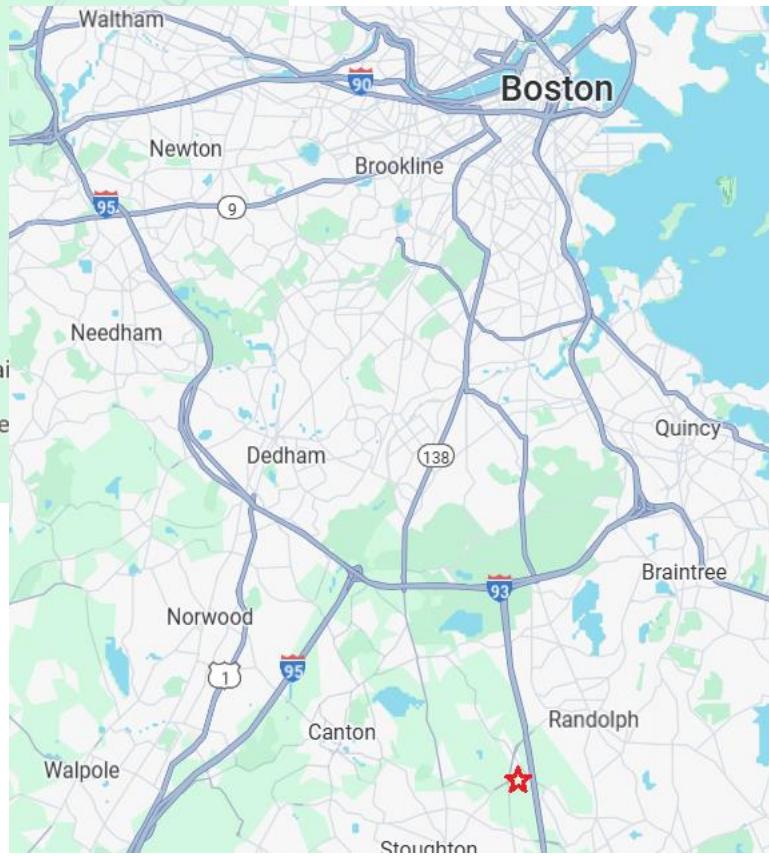
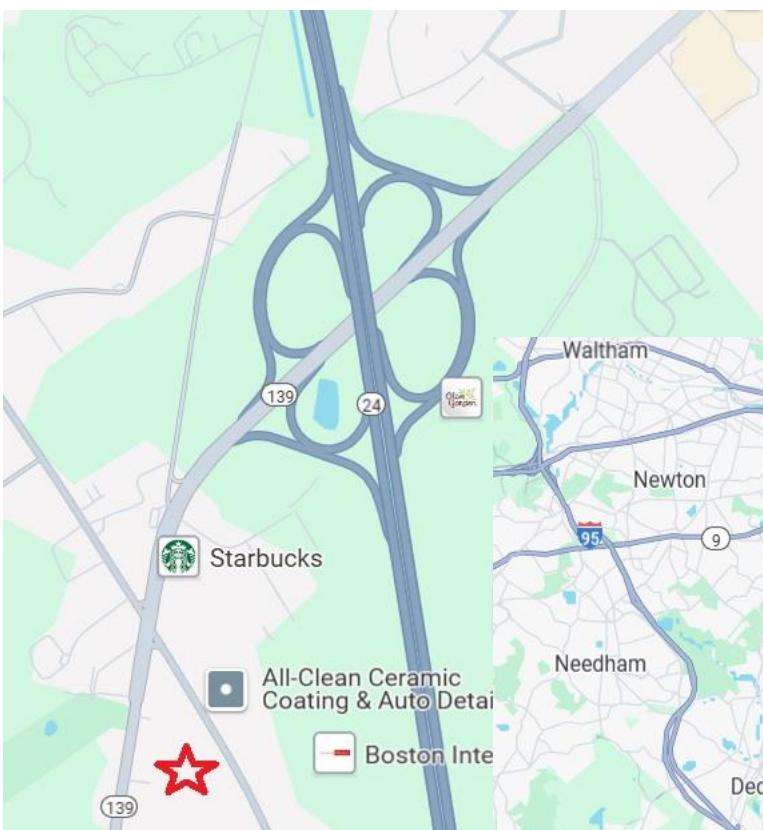
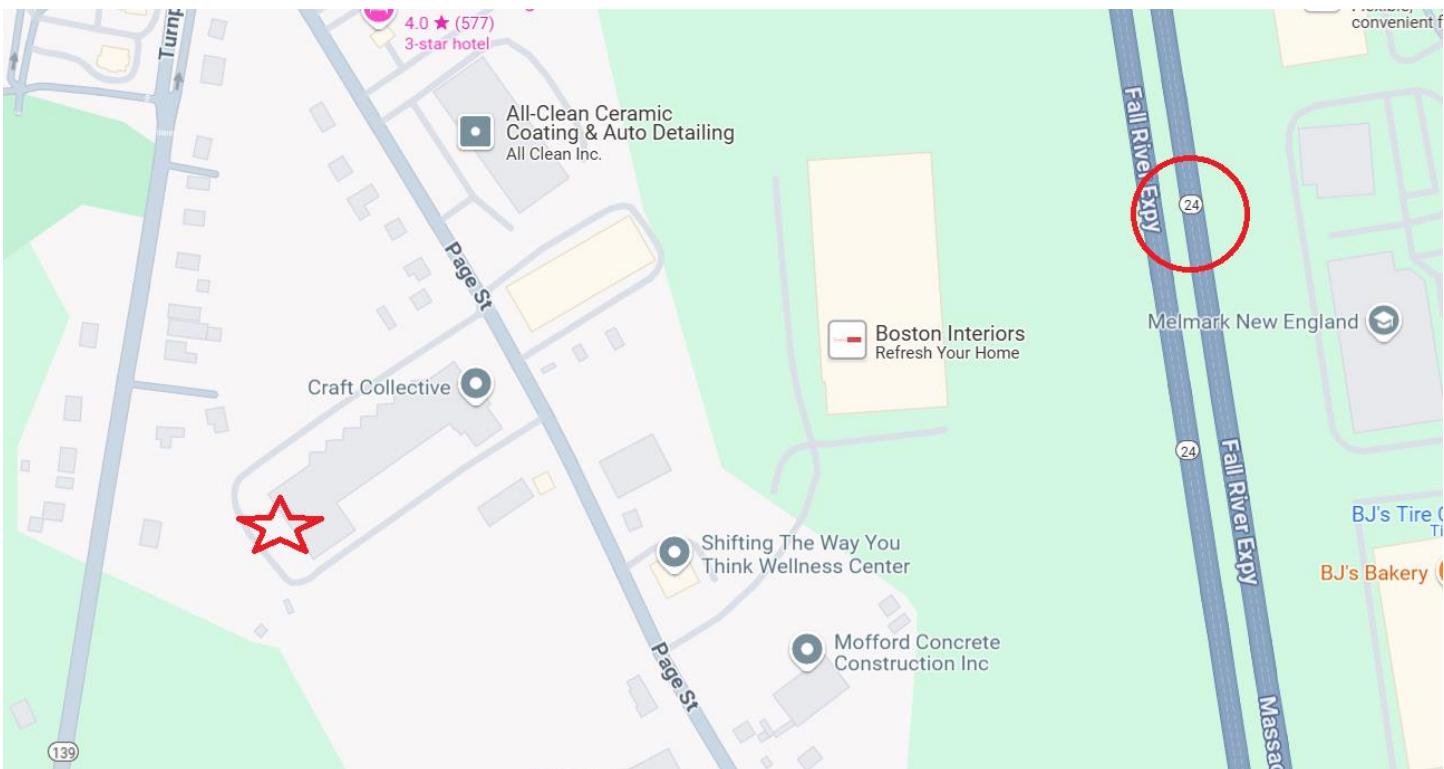
**378 Page Street, Units 13 and 14 Stoughton MA**



- 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.



**RING US OR TEXT US AT 781-408-1245**  
**visit us at [RickGomolkaRealty.com](http://RickGomolkaRealty.com)**



- $\frac{1}{2}$  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