

For Sale or Lease 1 Mear Road Holbrook, MA **\$9.00 NNN**

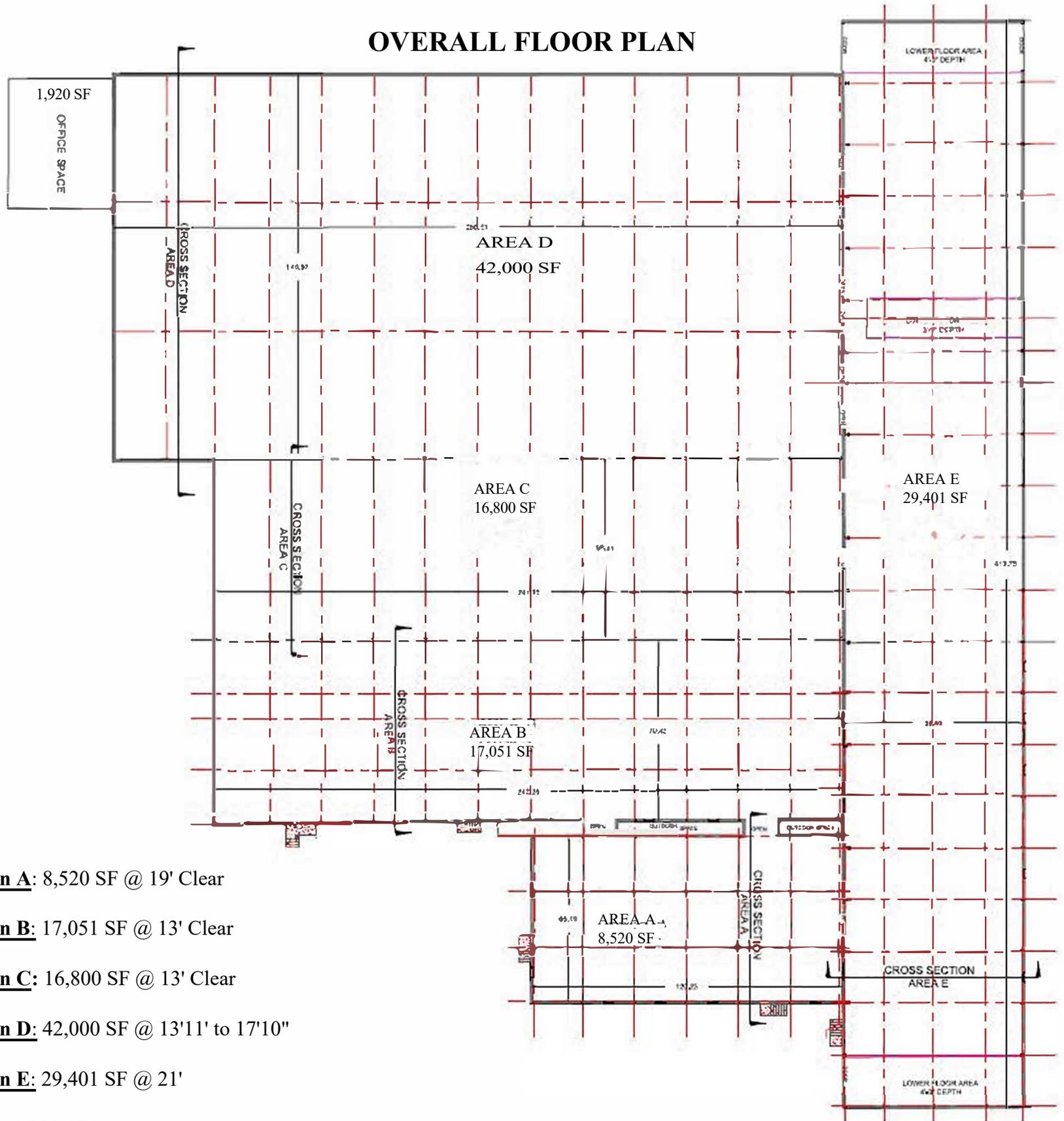


115,494 SF Industrial Space

- **5 Exterior Docks - 2 Interior Docks**
- **Clear Heights from 13' - 21'**
- **Town Sewer and Water**
- **Heat by Gas Hot Air**
- **1,600 AMPS @ 550 Volts**
- **RE Taxes = \$0.81/SF (\$107,854.65 +/- Per Year)**
- **5.4 Acres**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

OVERALL FLOOR PLAN



Section A: 8,520 SF @ 19' Clear

Section B: 17,051 SF @ 13' Clear

Section C: 16,800 SF @ 13' Clear

Section D: 42,000 SF @ 13'11" to 17'10"

Section E: 29,401 SF @ 21'

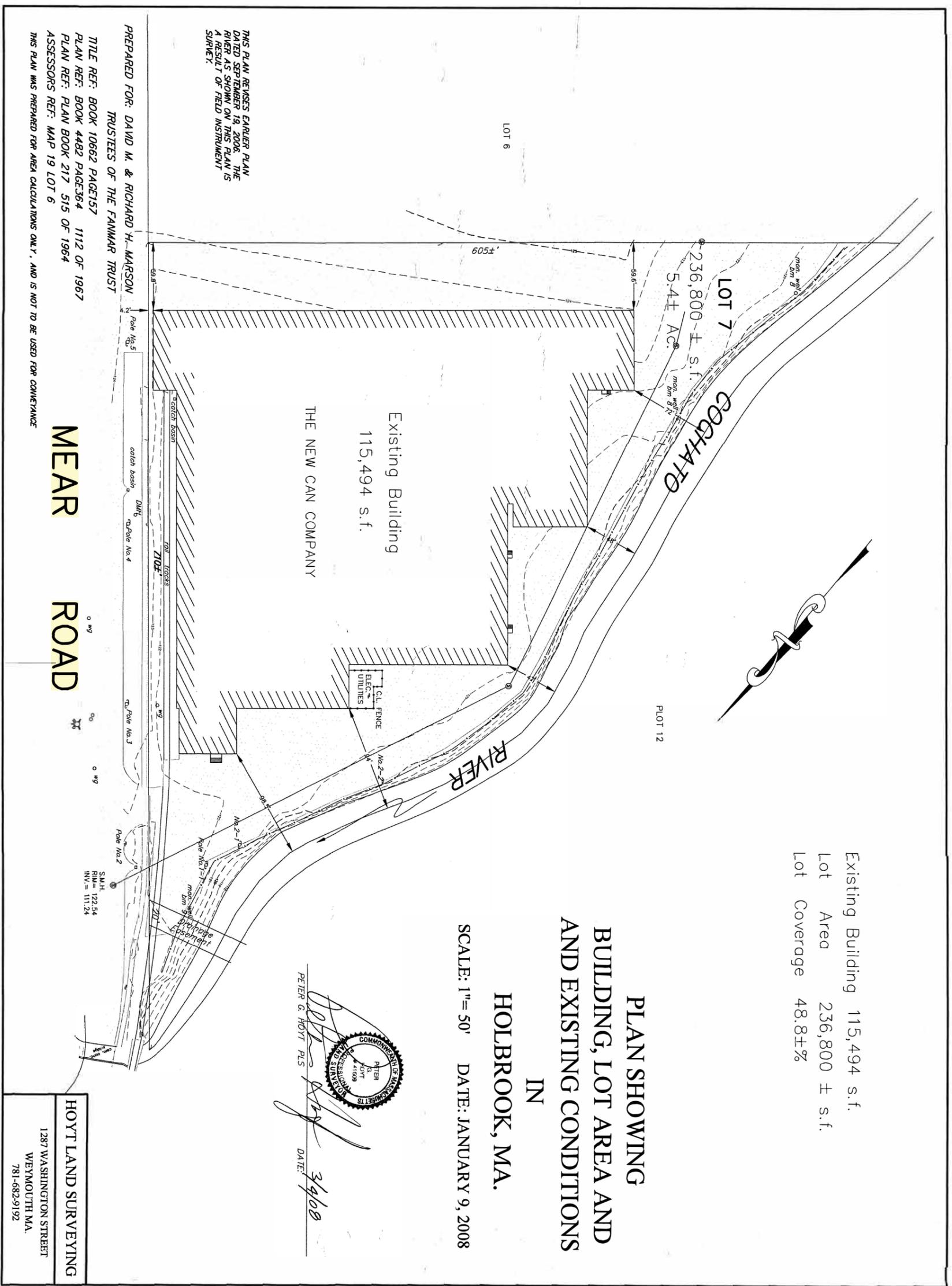
Office: 1,920 SF

Existing Building 115,494 s.f.
 Lot Area 236,800 ± s.f.
 Lot Coverage 48.8±%

**PLAN SHOWING
 BUILDING, LOT AREA AND
 AND EXISTING CONDITIONS
 IN
 HOLBROOK, MA.**

SCALE: 1" = 50' DATE: JANUARY 9, 2008

Peter G. Hoyt
 PETER G. HOYT PLS DATE: 3/9/08



THIS PLAN REVISES EARLIER PLAN DATED SEPTEMBER 19, 2006. THE RIVER AS SHOWN ON THIS PLAN IS A RESULT OF FIELD INSTRUMENT SURVEY.

PREPARED FOR: DAVID M. & RICHARD H. MARSON TRUSTEES OF THE FANMAR TRUST
 TITLE REF: BOOK 10662 PAGE 157
 PLAN REF: BOOK 4482 PAGE 364 1112 OF 1967
 PLAN REF: PLAN BOOK 217 515 OF 1964
 ASSESSORS REF: MAP 19 LOT 6
 THIS PLAN WAS PREPARED FOR AREA CALCULATIONS ONLY, AND IS NOT TO BE USED FOR CONVEYANCE

MEAR ROAD

HOYT LAND SURVEYING
 1287 WASHINGTON STREET
 WEYMOUTH MA.
 781-682-9192