

# 3 PATTERSON ROAD

## SHIRLEY, MA



### 25,370 SF FLEX/INDUSTRIAL SPACE FOR LEASE

#### BUILDING SPECIFICATIONS

<b>BUILDING SIZE:</b>	85,370 SF
<b>AVAILABLE:</b>	25,370 SF 1,500 SF STAGING AREA 3,883 SF OFFICE
<b>PARKING:</b>	96 SPACES
<b>ELECTRICAL:</b>	2500A/480V3P/3W
<b>UTILITIES:</b>	NATURAL GAS TOWN WATER/SEWER

#### HIGHLIGHTS

- NEW CONSTRUCTION
- THREE (3) LOADING DOCKS
- 32' -36' CLEAR HEIGHT
- QUICK ACCESS TO ROUTE 2 & 2A
- BUS LINE - SHIRLEY/AYER COMMUTER RAIL
- 24 HOUR ACCESS

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION PLEASE CONTACT:

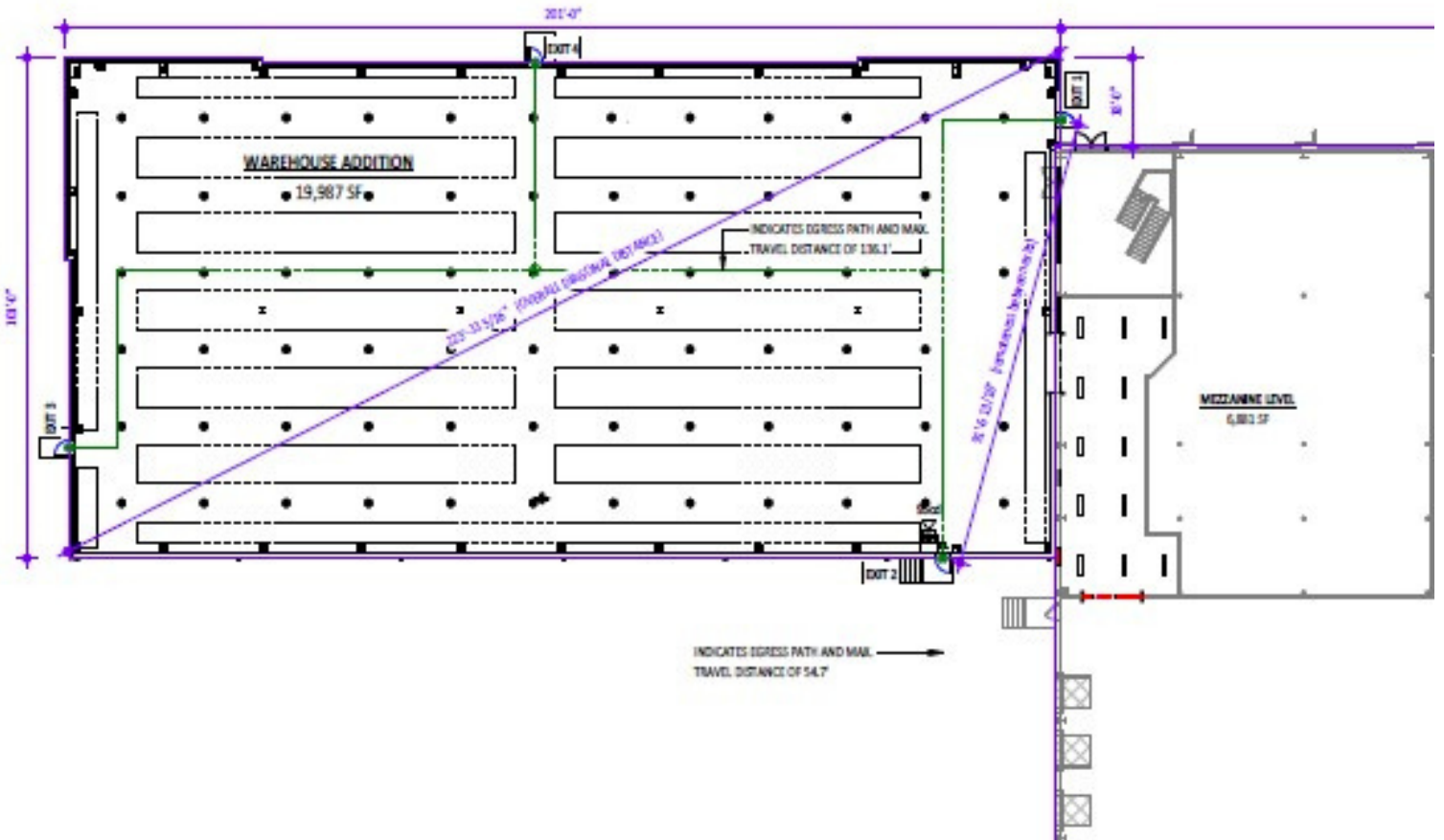
JIM BARTHOLOMEW

✉ JIMB@RWHOLMES.COM

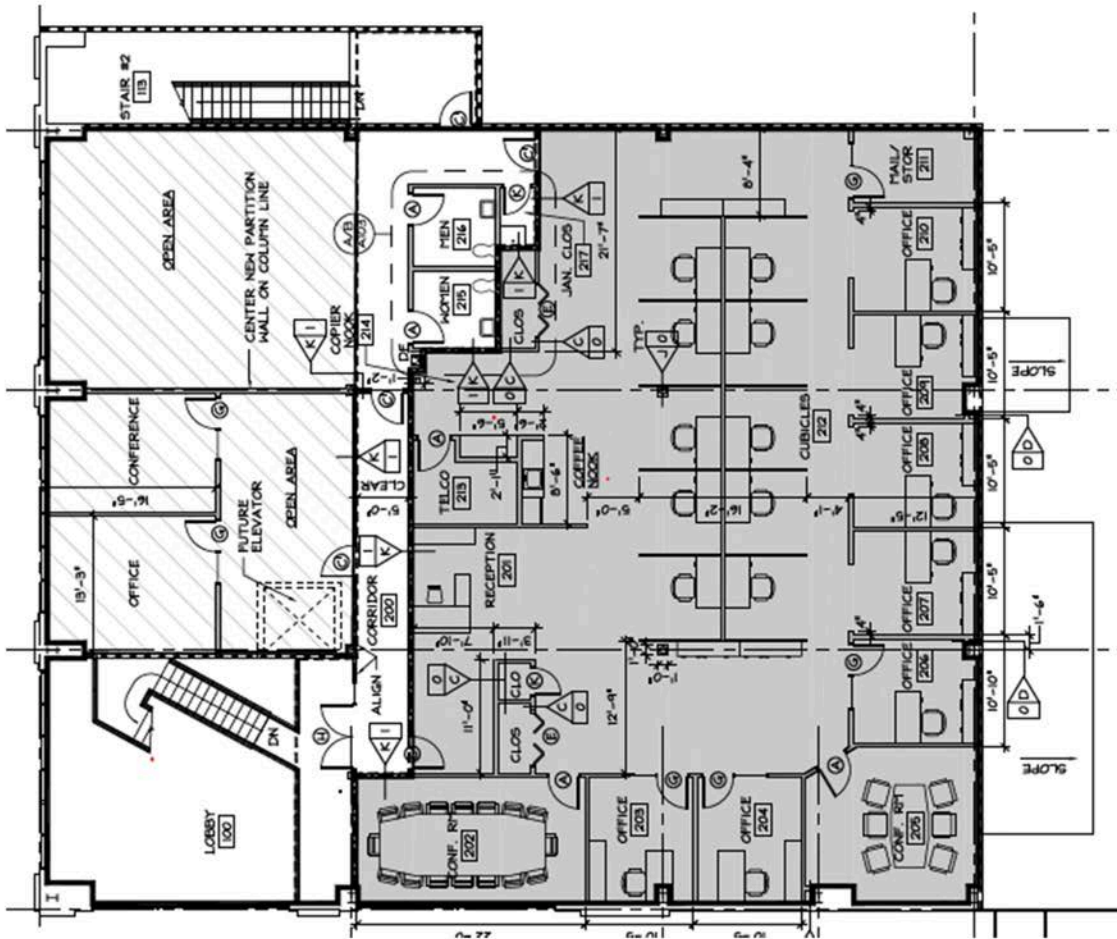
☎ (508) 651-9023

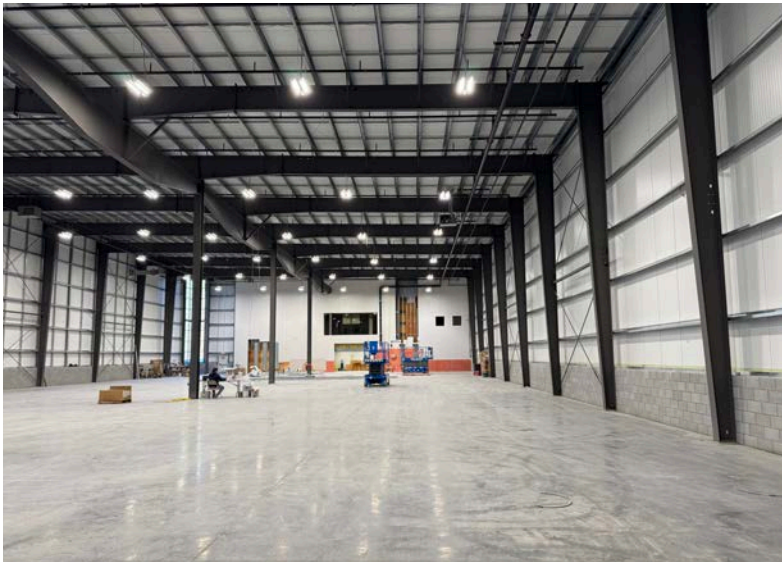
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# FLOOR PLAN - WAREHOUSE



# FLOOR PLAN - 2ND FLOOR OFFICE







### LOCATION AND ACCESS

-  1.5 MILES
-  5 MILES
-  6 MILES