



NAI Glickman Kovago & Jacobs



10,440 SF INDUSTRIAL – FOR LEASE

69

**DUDLEY ROAD
SUTTON, MA**

69 DUDLEY ROAD SUTTON I MA



- Industrial space for lease with open floor plan to suit tenant needs



- Ideal Uses: Warehousing, manufacturing/assembly, R&D, and other industrial uses



- Buildout:
 - 9,000sf of warehouse
 - 1,440sf of office
 - Two private offices
 - Conference area
 - Break room
 - Two bathrooms



- Location on Dudley Rd is less than a mile to Route 146, providing easy access to major transportations routes: Route 20, I-90 Interchange, I-290

LEASE RATE:

Negotiable

SITE INFORMATION:

Unit SF: 10,440 SF

- **Warehouse Space:** 9,000 SF

- **Office Space:** 1,440 SF

(additional 1,440sf Mezz)

Loading: 3 Drive-In Doors
14' H X 12' W

Ceiling Height: 18.5' Center | 13.5' Eave

Sprinkler: Dry system

Power: 3-Phase, 200A, 480V

Outdoor Storage: ~0.5 Acre Included
~0.8 Acre Additionally available

SITE MAP



69 DUDLEY ROAD
SUTTON, MA



KEY

-  : Available Unit
-  : Outdoor Storage
-  : Included
-  : Additionally Available

AERIAL MAP

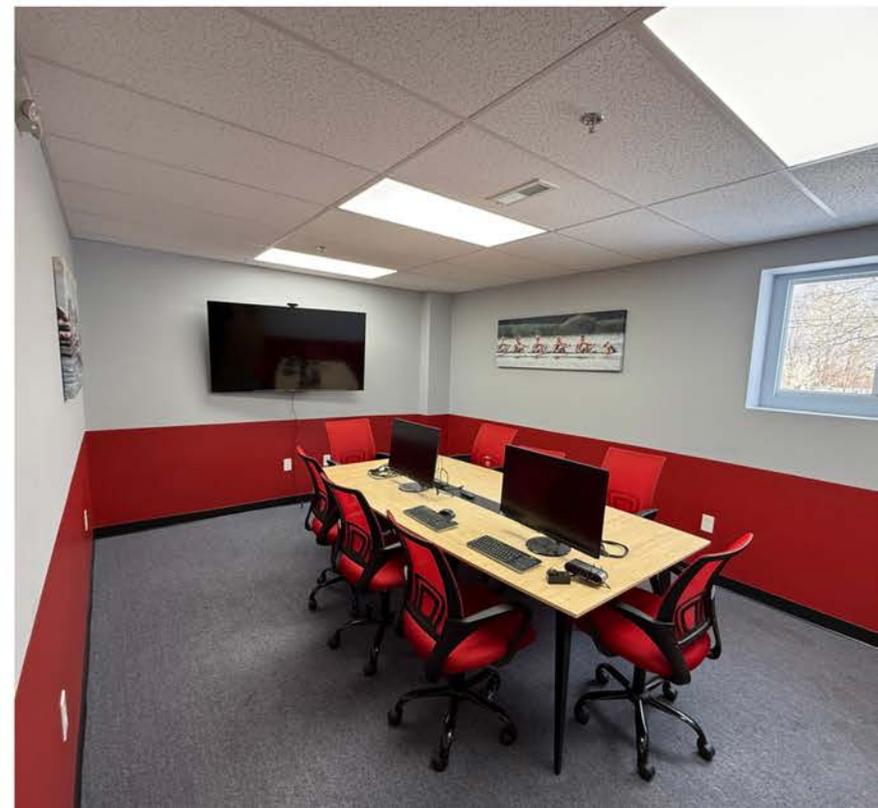


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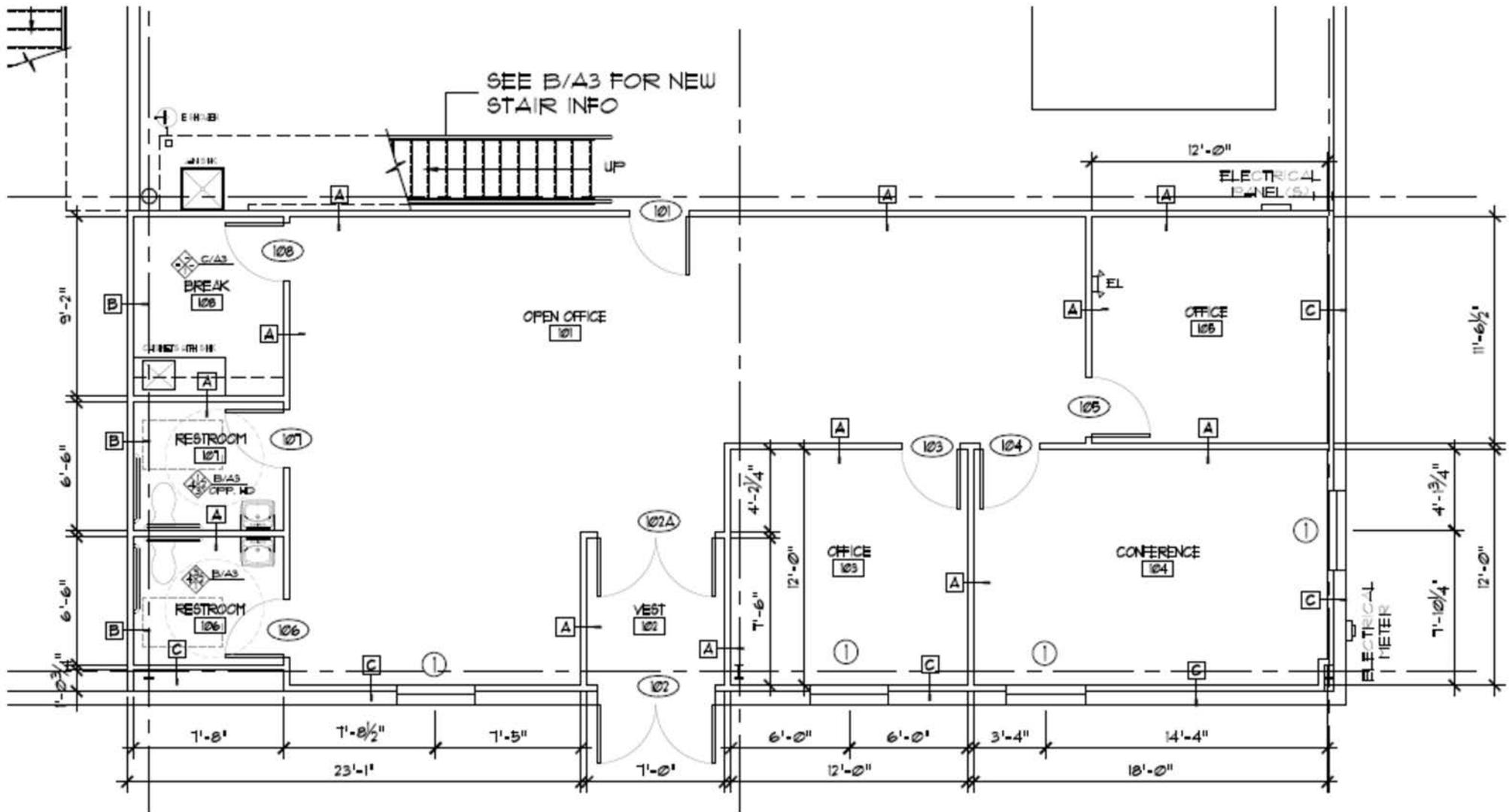
DISTANCE

- Rte 146: <1 mi
- I-90: 5 mi
- Rte 20: 5 mi
- I-395: 7 mi
- I-290: 7 mi

PHOTOS



FLOOR PLAN - OFFICE



A FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

MARKETED EXCLUSIVELY BY:

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