



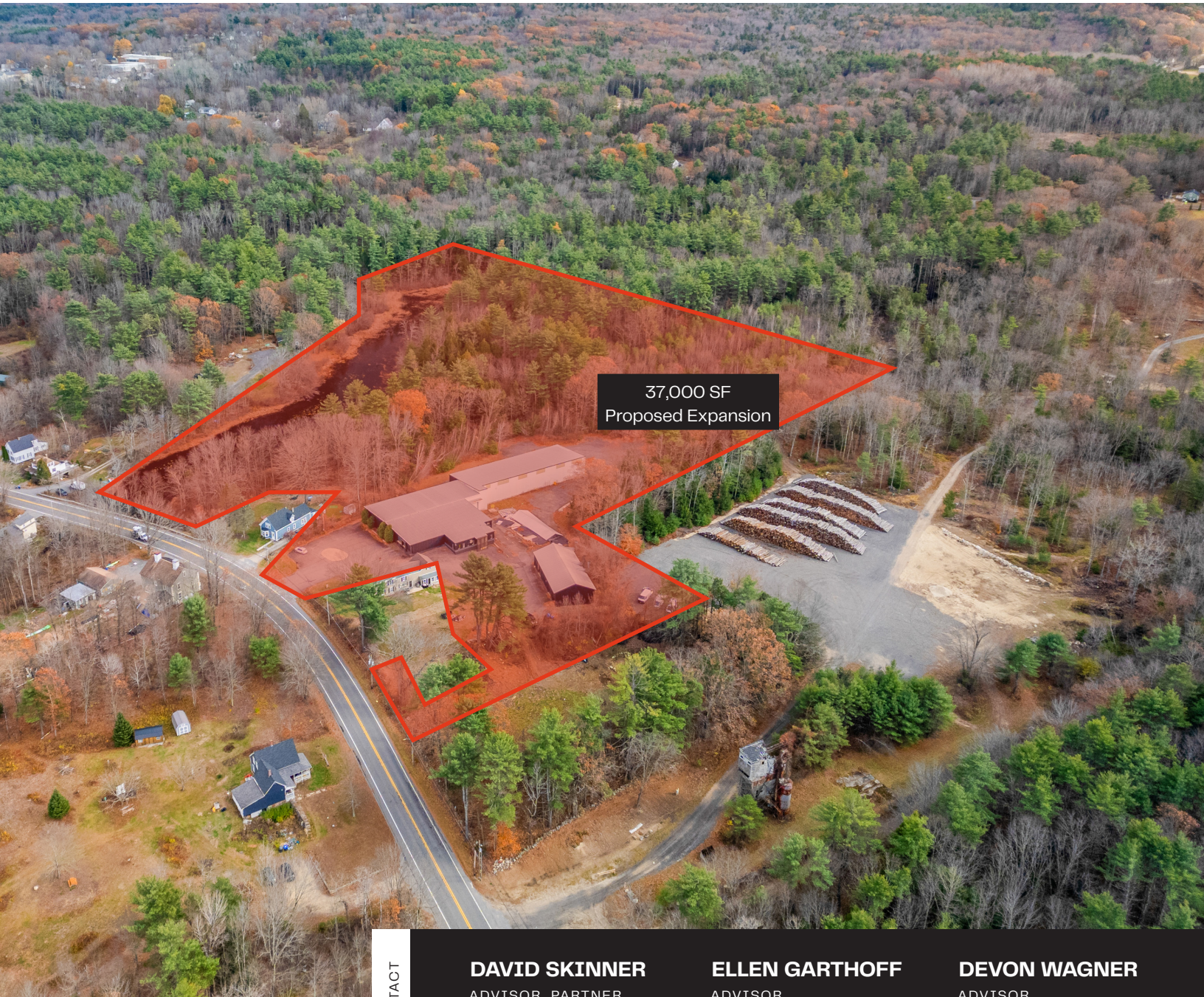
Prescott

Commercial Real Estate Brokerage

Industrial Building For Sale

642 PATRIOTS ROAD
TEMPLETON, MA 01468

34,345 SF
16.28 ACRES



CONTACT

DAVID SKINNER

ADVISOR, PARTNER

david@prescottios.com
617.999.0057

ELLEN GARTHOFF

ADVISOR

ellen@prescottios.com
978.760.1263

DEVON WAGNER

ADVISOR

devon@prescottios.com
978.795.7933



PROPERTY DETAILS

Property Information

| | |
|-----------------------|-------------------------|
| Zoning Classification | Commercial Industrial A |
| Lot Size | 16.28 Acres |
| Water | Municipal |
| Sewer | Septic |
| Electrical Service | 550 volts; 3-Phase |
| Parking | 30+ spaces |

Building Information

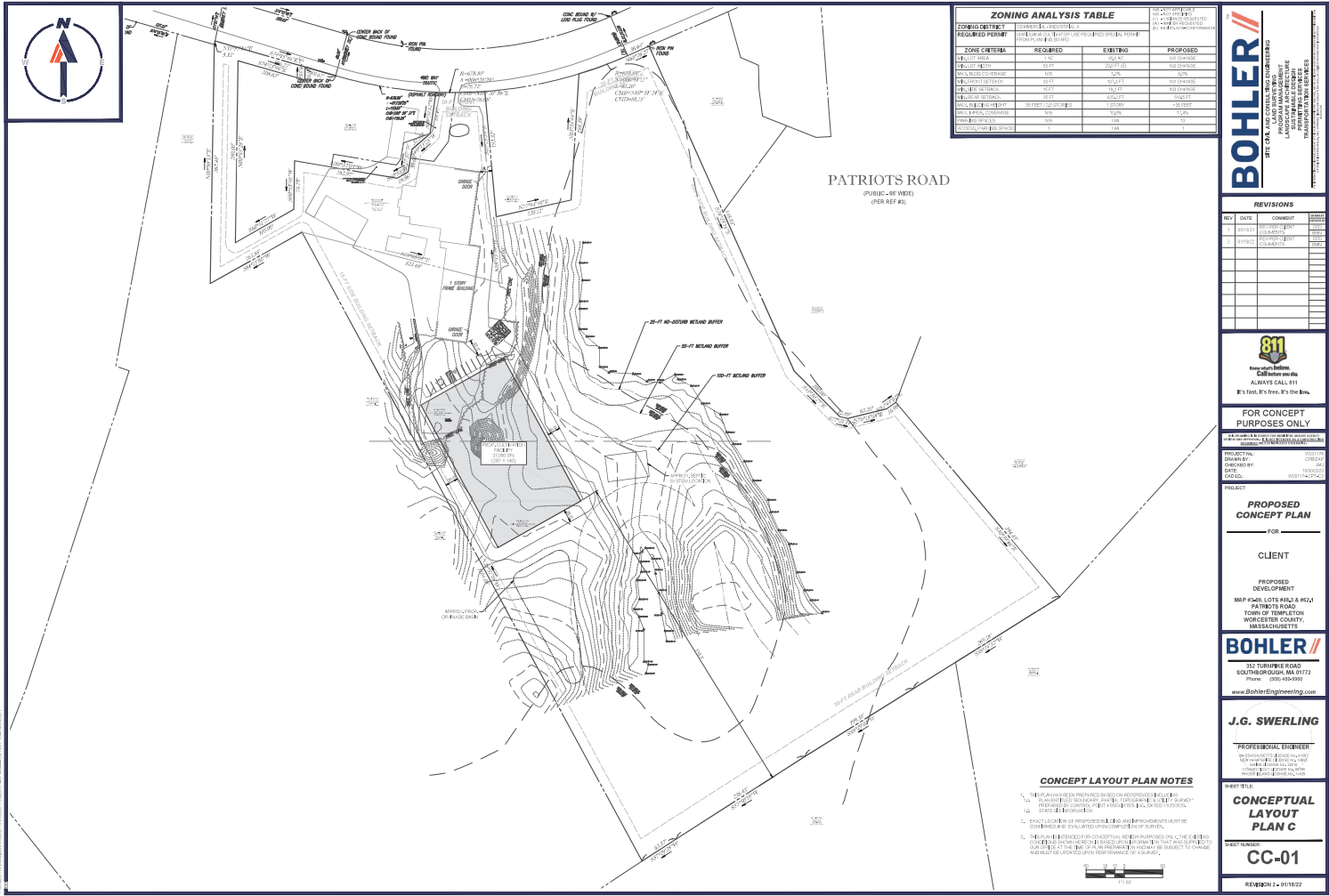
| | |
|---------------|-------------------------|
| Year Built | 1989 |
| Building Size | 34,345 SF |
| Clear Height | 16' Front, 20' Rear |
| Loading | 3 Tailboard, 4 Drive-in |
| Sprinkler | Wet system |
| Heat | Oil |



ADDITIONAL PHOTOS

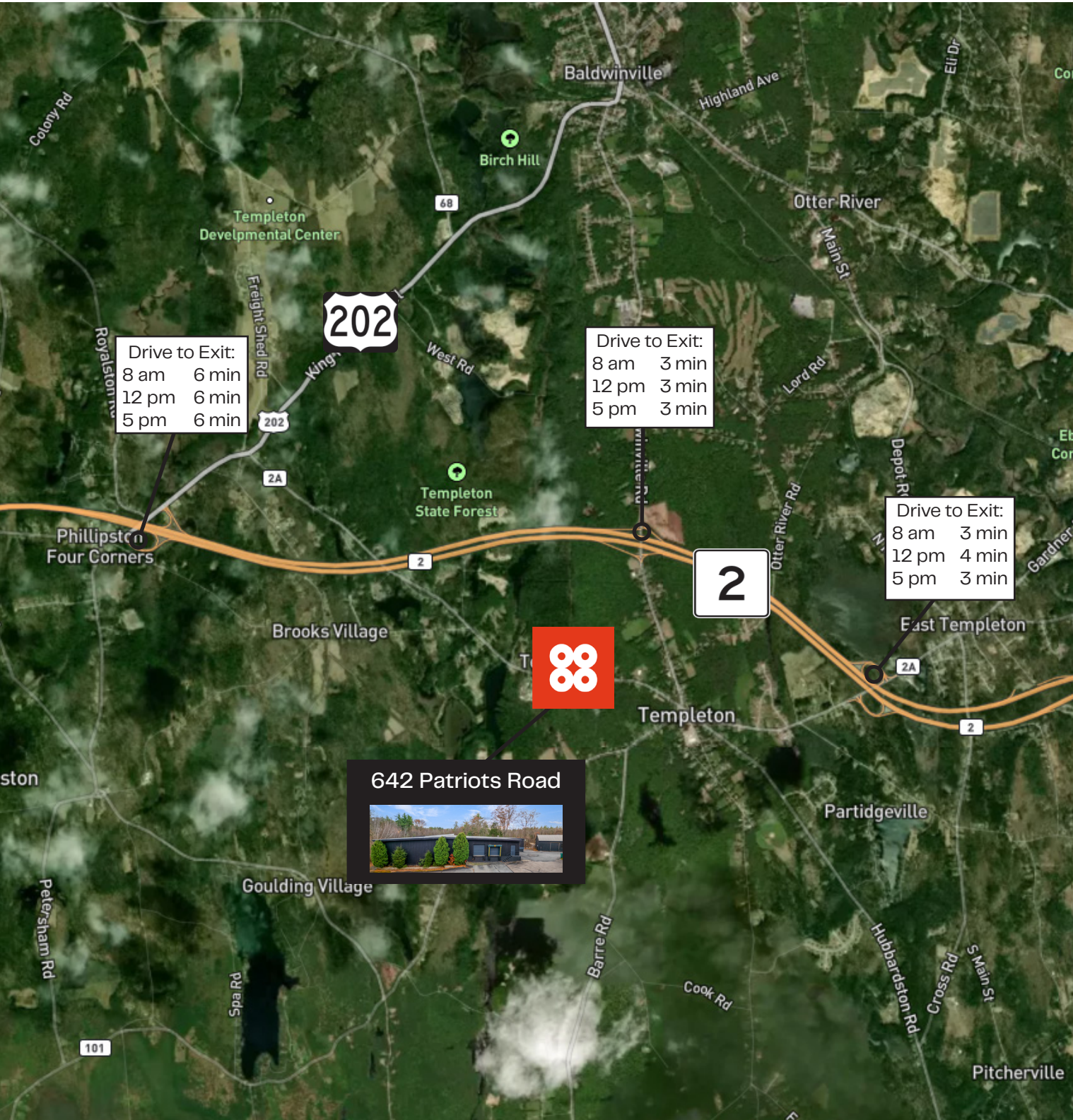


SITE PLAN



Original plan available upon request highlighting the existing 34,345 SF building with the conceptual 37,000 SF expansion. Please note the proposed expansion is for discussion purposes only and has not been permitted by ownership.

NEIGHBORHOOD MAP



Drive times shown on this map are estimates based on Google Maps data and are provided for informational purposes only. Actual travel times may vary due to traffic, road conditions, weather, construction, and other unforeseen factors. Please use these estimates as a general guide and plan accordingly.



Industrial and Outdoor Storage (IOS) properties that do their job so you can do yours.

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