

**3D CONDON WAY**  
HOPEDALE, MA

**FOR SALE**



**4,500 SF OFFICE/WAREHOUSE CONDO**

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

FOR MORE INFORMATION PLEASE CONTACT:

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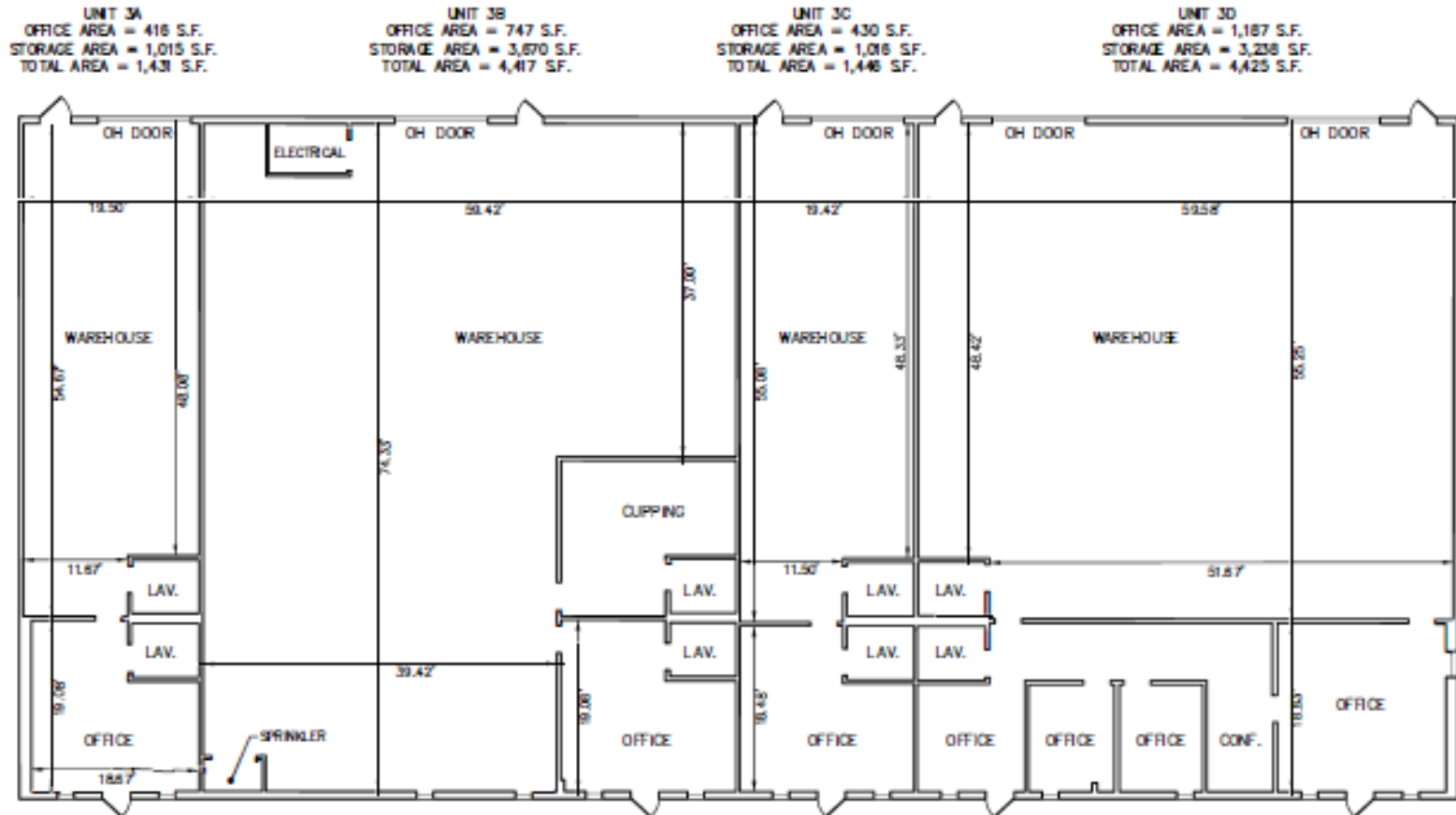
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Situated off Route 140, 3 Condon Way provides convenient access to major highways, including I-495, enhancing connectivity for businesses operating in the area.

PROPERTY SPECIFICATIONS	
<b>AVAILABLE</b>	4,500 SF (1,200 SF OFFICE, 3,330 SF WAREHOUSE)
<b>BUILDING SIZE</b>	12,000 SF
<b>LAND AREA</b>	1.38 ACRES
<b>ZONING</b>	IA - LIGHT INDUSTRIAL
<b>STORIES</b>	One (1)
<b>PARKING</b>	32 SPACES
<b>LOADING</b>	2 DRIVE-IN DOORS
<b>CLEAR HEIGHT</b>	14'
<b>ROOF</b>	METAL
<b>SPRINKLER SYSTEM</b>	WET
<b>UTILITIES</b>	TOWN WATER AND SEWER GAS HEAT



# FLOOR PLAN





# SITE PLAN

