

FOR LEASE



43 CAREY CIR, HAMPDEN

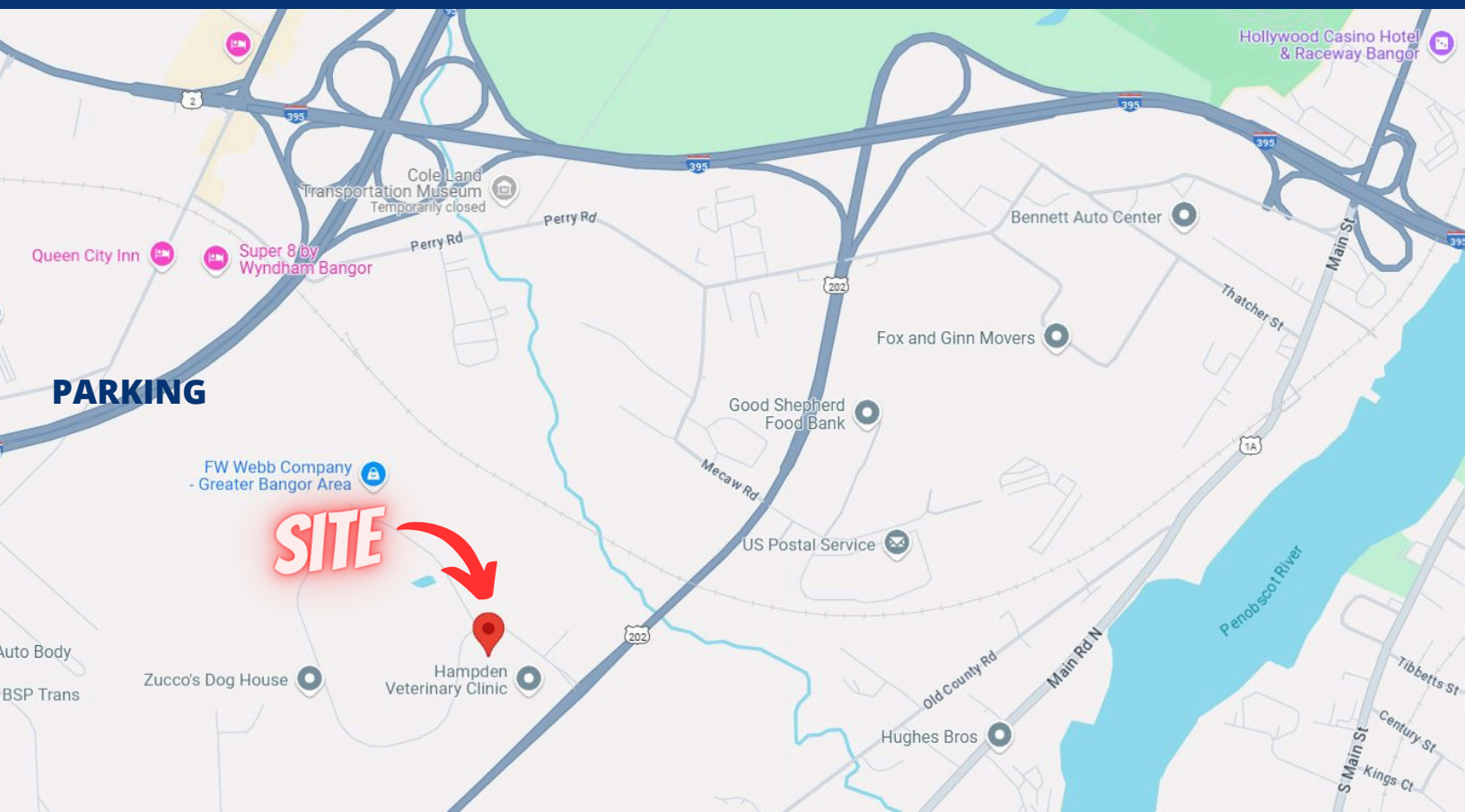
PROPERTY DESCRIPTION	New construction, steel-frame distribution warehouse
LOCATION	Located off Rt 202 in the Hampden Business & Commerce Park, approximately 1.5 miles from the intersection of I-395, I-95, and Route 2 servicing points north, south, east and west
BUILDING SIZE	7,800 +/- sf
LOT SIZE	1.55 +/- acres
FRONTAGE	331' on Carey Cir
ASSESSOR'S REFERENCE	Map 10-B, Lot 9
ZONING	Industrial Park District
LEASE PRICE	\$11.50/sf NNN

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

DETAILS

SPACE AVAILABLE	5,000 +/- sf
OVERHEAD DOORS	One 12' x 12' on-grade
CEILING HEIGHT	18' - 24'
HVAC	Warehouse - propane-fired overhead heating units Office - heat pump
ELECTICAL	Single-phase 200 amp service
AGE	Built in 2025
PARKING	Ample on-site

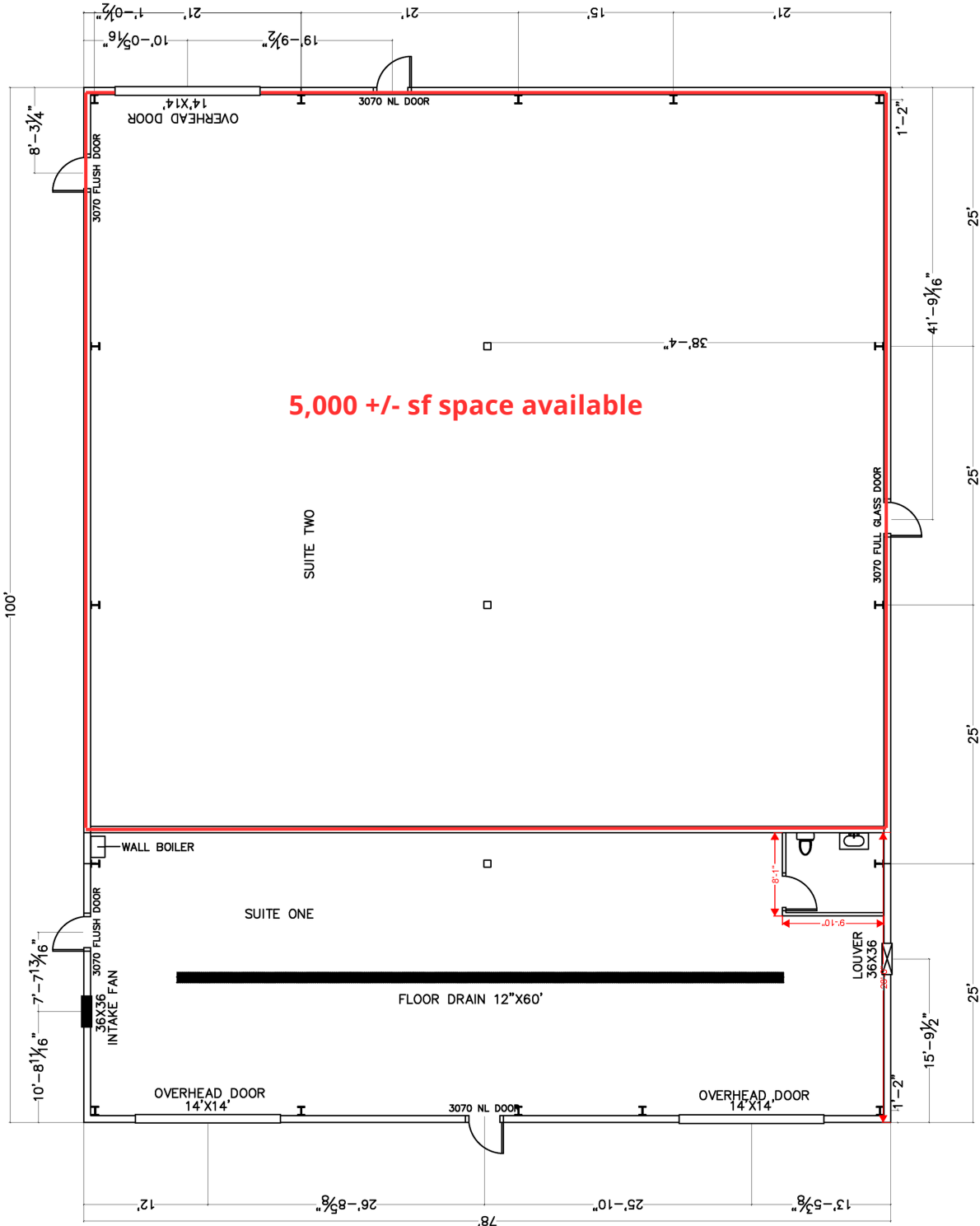
LOCATION MAP



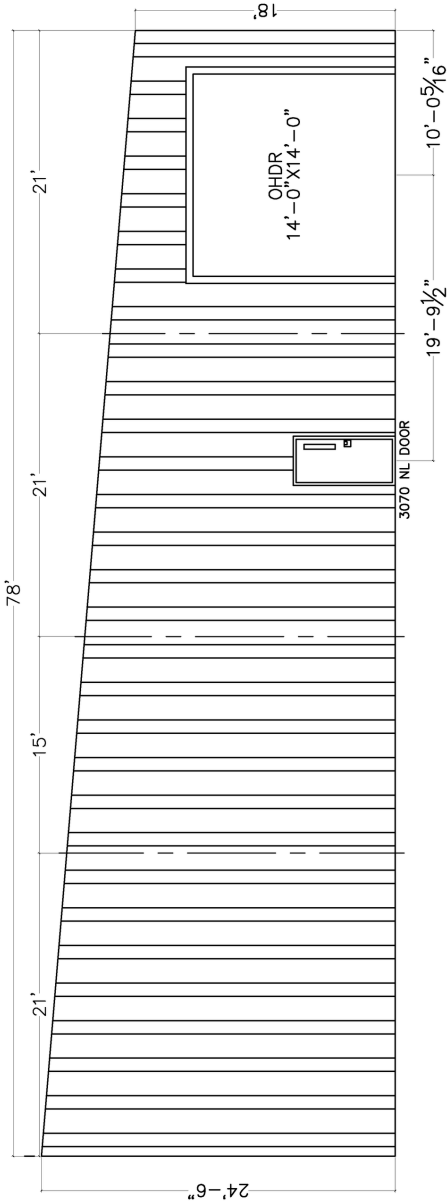
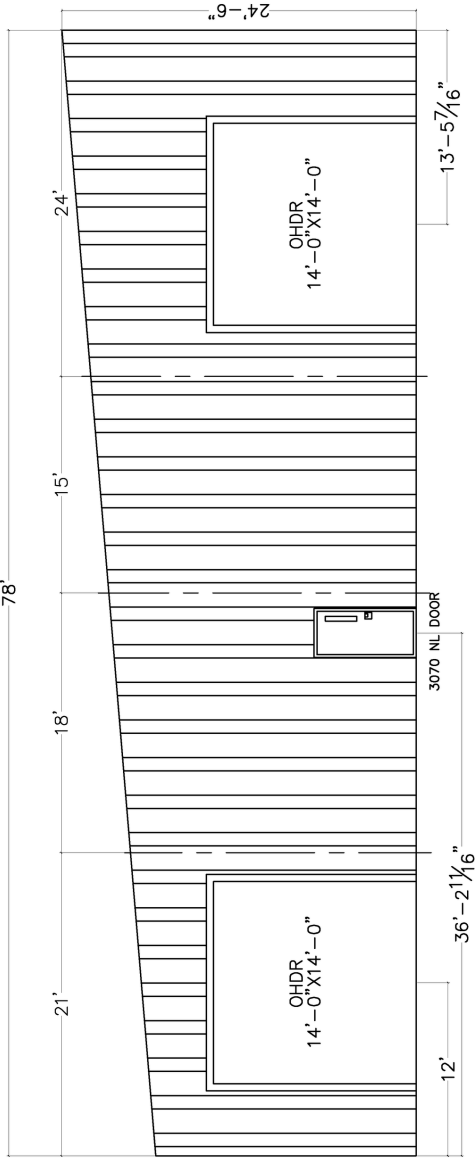
FLOOR PLAN



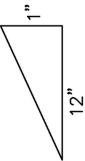
FLOOR PLAN
SCALE: 1/16"=1'



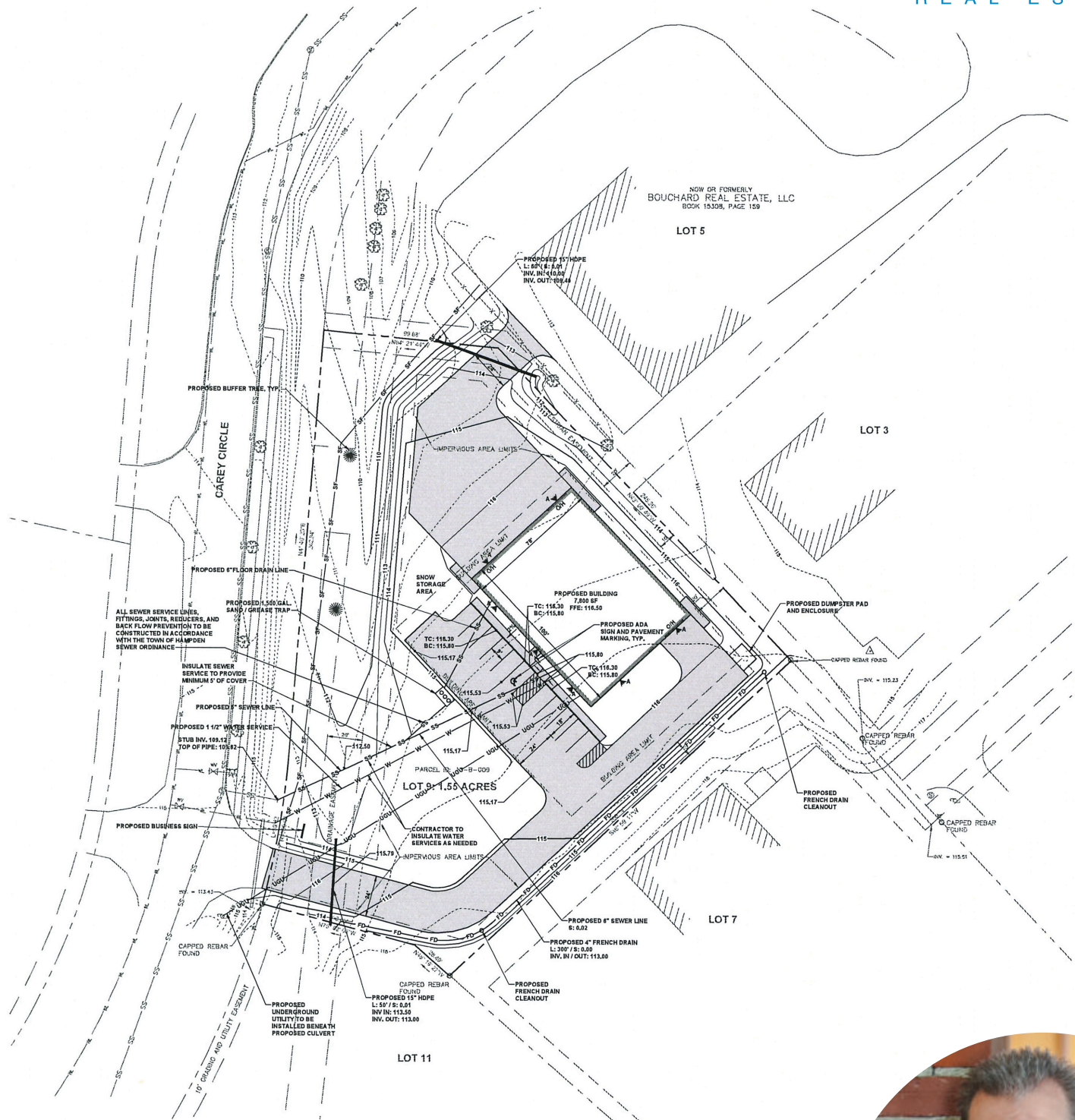
SIDE ELEVATION



ELEVATION
SCALE: 1/16"=1'0"



SITE PLAN



FOR FURTHER INFO, CONTACT: DAVID HUGHES

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