

The  
**Richardson  
Group**



**Available for  
Sub-Lease:**

**25 Rundlett Way, Middleton MA**

18,578 square feet of flex/industrial  
space

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25 Rundlett Way in Middleton is a newly constructed flex/industrial building. The building has been thoughtfully designed and built (2021) maximizing the possibility of many different uses. There is 18,578 square feet available for sub-lease in the front of the building which includes a stunning all glass rotunda. The suite has fully built out brand new office space, kitchen with break room, private offices/ conference room and large open work space. Large private restrooms with a shower in each of the men's and woman's room. Between the rotunda and large windows there is an abundance of natural light. The warehouse area has 28 foot clear height, 4 private loading docks with levelers and a 10x12 drive in door. The suite currently has a 400 Amp, 480 volt, 3 phase power but has the capacity to be increased to a 2,000 Amp, 480 volt, 3 phase service. Located on Route 114, minutes to routes 1,95 and 128. There is currently a partial lab build out in the warehouse area that can remain or be removed.

# Available Space Highlights



- 28 foot clear height
- 4 dedicated loading docks with levelers plus a 10x12 drive-in
- 400A- 480V- 3 Phase power in place with the capacity to increase to 2000A 480V 3 Phase
- Designed and built to accommodate many different uses
- Partial Lab build out in the warehouse that can stay or be removed



- New building completed in 2021
- Brand new office build out
- Kitchen-Breakroom-Showers
- ESFR Sprinklers
- Loads of natural light with a glass rotunda and large windows

# Building Specifications



- Built in 2021
- 28 foot clear height
- 56,150 total building square footage
- 108 parking spaces
- Public water, private sewer
- Natural Gas
- Verizon and Comcast available
- Excellent restaurants and coffee shops in walking distance
- Located on Route 114, minutes to Routes 1, 95, and 128





