

12
JOHN ROAD
SUTTON, MA



INDUSTRIAL SPACE FOR LEASE

NAI Glickman Kovago & Jacobs

LEASE DESCRIPTION

Lease Rate: Negotiable

Building Size: 32,390 SF

Available SF: 4,872 - 11,013 SF

Clear Height: 17.5-20.5'

Spaces Available: Two (2)

Availability Date: July, 2024

C

- Unit C Features:

- Size: 6,141 sf
- One drive-in door (14'Hx12'W)
- One loading dock

D

- Unit D Features:

- Size: 4,872 sf
- One drive-in door (14'Hx12'W)
- ~700sf of office space

LOCATION

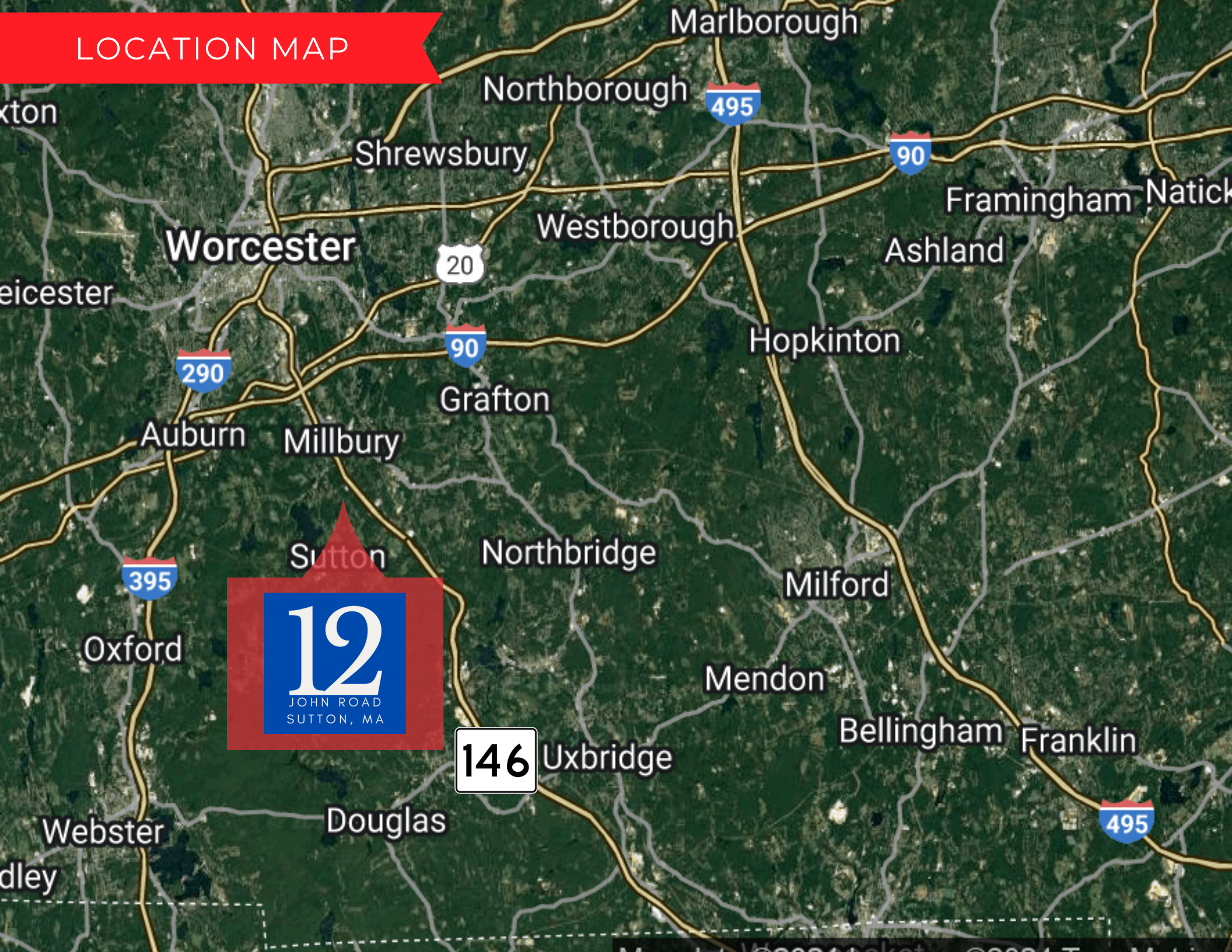
LOCATED DIRECTLY OFF OF ROUTE 146 IN SUTTON, MASSACHUSETTS, 12 JOHN ROAD IS A MULTI-TENANT INDUSTRIAL BUILDING.

WELL-SUITED FOR A VARIETY OF INDUSTRIAL USERS REQUIRING SPACE WITH DRIVE-IN ACCESS, THE PROPERTY OFFERS EXCELLENT HIGHWAY ACCESS TO SERVE THE WORCESTER, BOSTON, AND PROVIDENCE MARKETS.

KEY DISTANCES

Mass Pike (I-190)	3 miles (Approx. 8 minutes)
Worcester	7 miles (Approx. 14 minutes)
I-90 / I-395	7 miles (Approx. 13 minutes)
I-495	25 miles (Approx. 28 minutes)
Woonsocket/Slatersville	20 miles (Approx. 22 minutes)

LOCATION MAP



12
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SUTTON, MA

146

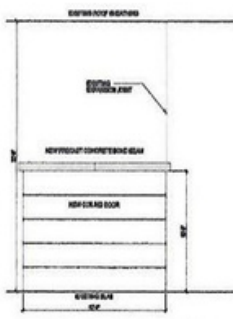
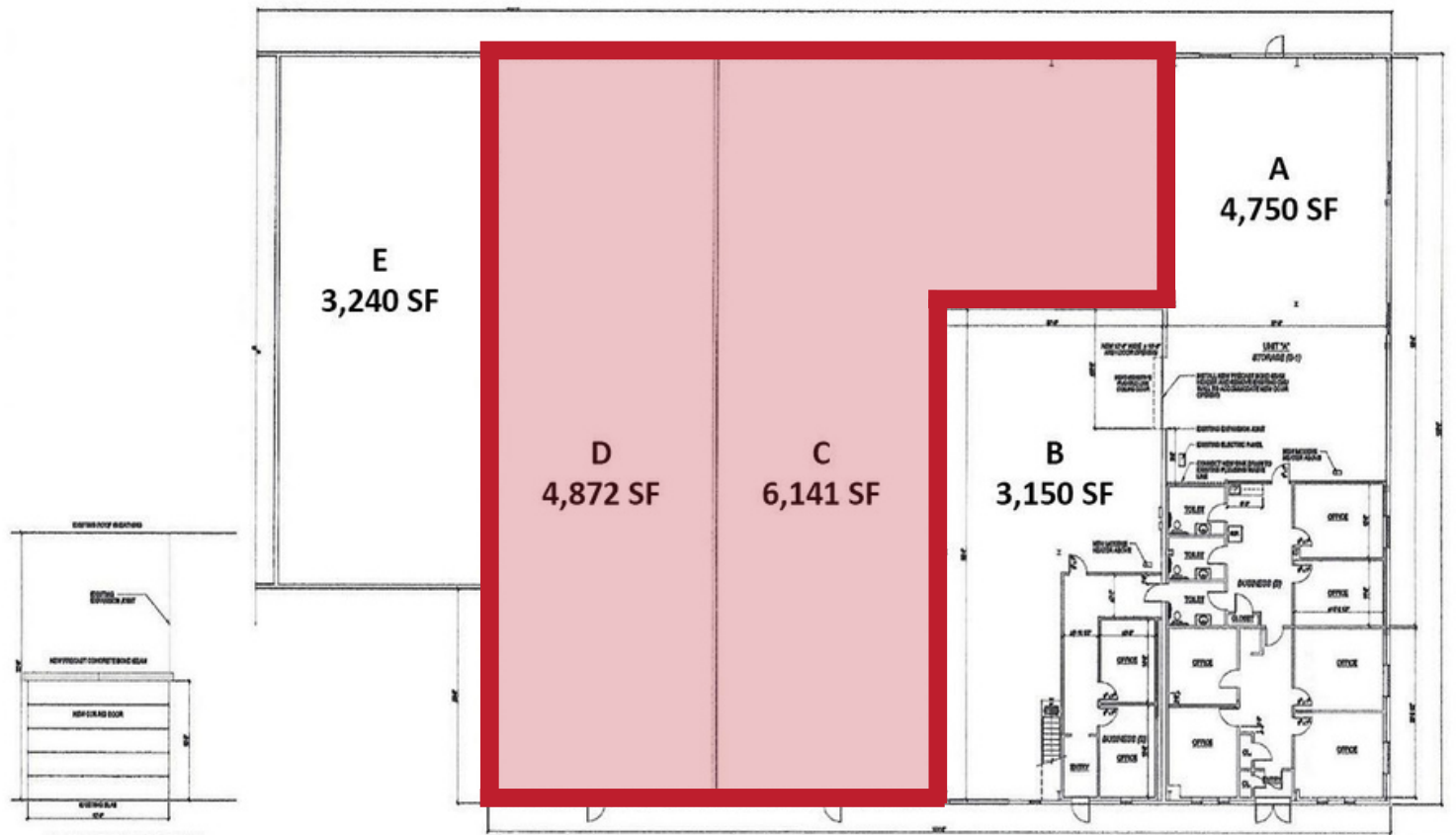
PHOTOS



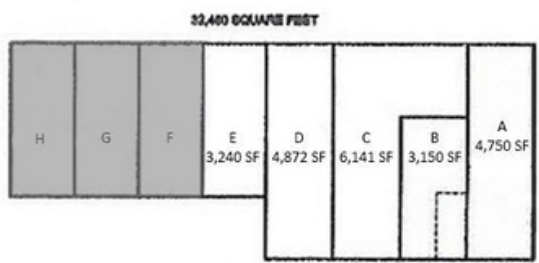
INTERIOR PHOTOS



FLOOR PLAN



ELEVATION AT NEW DOOR
SCALE: 1/4" = 1'-0"



KEYPLAN

FLOOR PLAN
SCALE: 1/4" = 1'-0"

GALLANT ARCHITECTURE
JAY GALLANT, AIA, LEED AP

INTERIOR RENOVATIONS
12 JOHN ROAD
DUTTON, MA

PROGRESS POINT
SOLUTIONS
NOT FOR CONSTRUCTION

NOTE:
ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION

N

FLOOR PLAN

REVISIONS

NO.	DESCRIPTION	DATE
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FILE: 180424/1804

SCALE: 1/4" = 1'-0" A-1

DATE:

FIRE ALARM AND LIFE SAFETY PLAN LEGEND

	SMOKE DETECTOR
	OVERHEAD SMOKE DETECTOR
	HEAT DETECTOR
	FIRE ALARM CONTROL UNIT
	FIRE ALARM PULL STATION
	EXIT SIGN (SEE SPECIFICATIONS)
	EXIT DOOR (SEE SPECIFICATIONS)
	EXIT DOOR WITH EMERGENCY EGRESS
	EGRESS DOOR
	FIRE EXTINGUISHER

AERIAL

146

Deborah Dr

John Rd

12
JOHN ROAD
SUTTON, MA

Oliver

92

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