# 48 LEONA DRIVE

MIDDLEBORO, MA



8,246 SF

INDUSTRIAL SPACE FOR SUBLEASE

#### **CONTACT:**

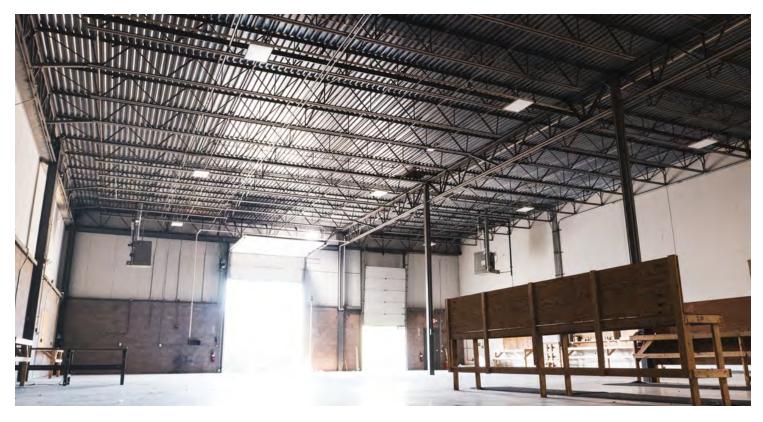
CHRIS MICHNIEWICZ JAMES STUBBLEBINE DAVID STUBBLEBINE DAVID BERMAN 774.994.1698 617.592.3388 617.592.3391 413.636.9055 CHRIS@STUBBLEBINECOMPANY.COM JAMES@STUBBLEBINECOMPANY.COM DAVID@STUBBLEBINECOMPANY.COM DBERMAN@STUBBLEBINECOMPANY.COM

#### **EXCLUSIVE OFFERING**



CORFAC INTERNATIONAL

### PROPERTY SUMMARY



#### PROPERTY DESCRIPTION

8,246 SF INDUSTRIAL SPACE FOR SUBLEASE

#### PROPERTY HIGHLIGHTS

- 1ST CLASS FLEX / INDUSTRIAL SPACE
- 22' CLEAR CEILING HEIGHTS IN WAREHOUSE
- CONVENIENTLY LOCATED WITH CLOSE PROXIMITY TO I-495
- SITUATED IN AN ESTABLISHED INDUSTRIAL PARK

#### SPACE AVAILABLE

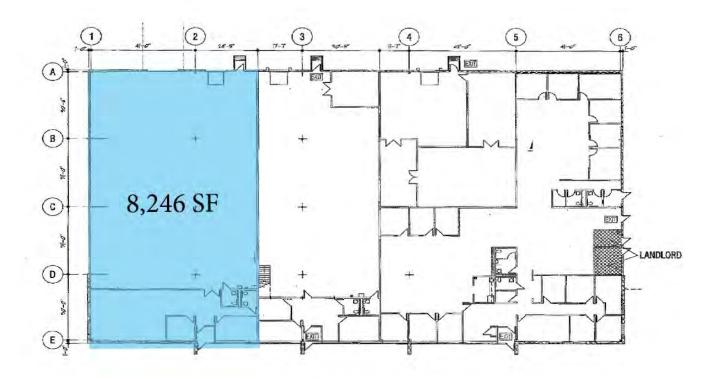
TOTAL SF	8,246
OFFICE SF	1,729
WAREHOUSE SF	6,517

#### PROPERTY SPECIFICATIONS

BUILDING SIZE/AVAILABLE	8,246 SF
LAND AREA	3.41 ACRES
ZONING	RADO (DEVELOPMENT OPPORTUNITY DISTRICT)
YEAR BUILT	1999
CLEAR HEIGHT	22' CLEAR (9' IN OFFICE)
COLUMN SPACING	30'6" X 40'4"
LOADING	ONE (1) DOCK DOOR ONE (1) DRIVE-IN DOOR
SPRINKLER	WET SYSTEM
WATER/SEWER	TOWN
HVAC AVAILABLE	HEAT AND AC



# FLOOR PLAN



## LOCATION MAPS

