

Brokers
 Consultants
 Appraisers

KING & NEWTON
COMMERCIAL REAL ESTATE

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<p style="text-align: center;">FOR LEASE</p> <p style="text-align: center;">2 Crane Park Drive Wilbraham, MA</p>	
<p>GROSS BUILDING AREA:</p>	<p>First Floor Office Space available in Wilbraham Center right next to the Town Library. Reception / Open Area, (4) Private Offices, Eat in Kitchen area and bathroom, ramp for easy access, (2) entrances, loading dock, ramp, Gas Heat, Central A/C, Internet available. This office has been newly painted, carpets cleaning, maintenance all done and ready for you to move in today!</p>
<p>ASKING PRICE:</p>	<p>\$18 / sq. ft. modified gross</p>
<p>ENVIRONS:</p>	<p>Property located in center of Wilbraham MA</p>
<p>IMPROVEMENTS / AGE:</p>	<p>Previously the US Post Office in Wilbraham</p>
<p>CONSTRUCTION / FOUNDATION:</p>	<p>Cinder Block walls with full basement</p>
<p>ROOF / COLUMN SPACING:</p>	<p>Combination flat covered by membrane and gable roof over office area.</p>
<p>CEILING HIEGHT:</p>	<p>8'</p>
<p>HVAC:</p>	<p>Central Heat & A/C</p>
<p>ELECTRIC:</p>	<p>Tenant Pays</p>
<p>LOADING DOCKS / DOORS:</p>	<p>N/A</p>
<p>LAND AREA / FRONTAGE:</p>	<p>2.1 acres / 365'</p>
<p>ZONE:</p>	<p>Business B</p>
<p>PARKING:</p>	<p>Plenty of off-street parking</p>
<p>WATER / SEWER:</p>	<p>Public / Public</p>
<p>REAL ESTATE TAXES:</p>	<p>Part of the CAM (Common Area Maintenance) charges</p>
<p>COMMENTS:</p>	<p>Contact Agent for viewing – Don – (413) 732-2300</p>