

For Sale or Lease 1 Mear Road Holbrook, MA

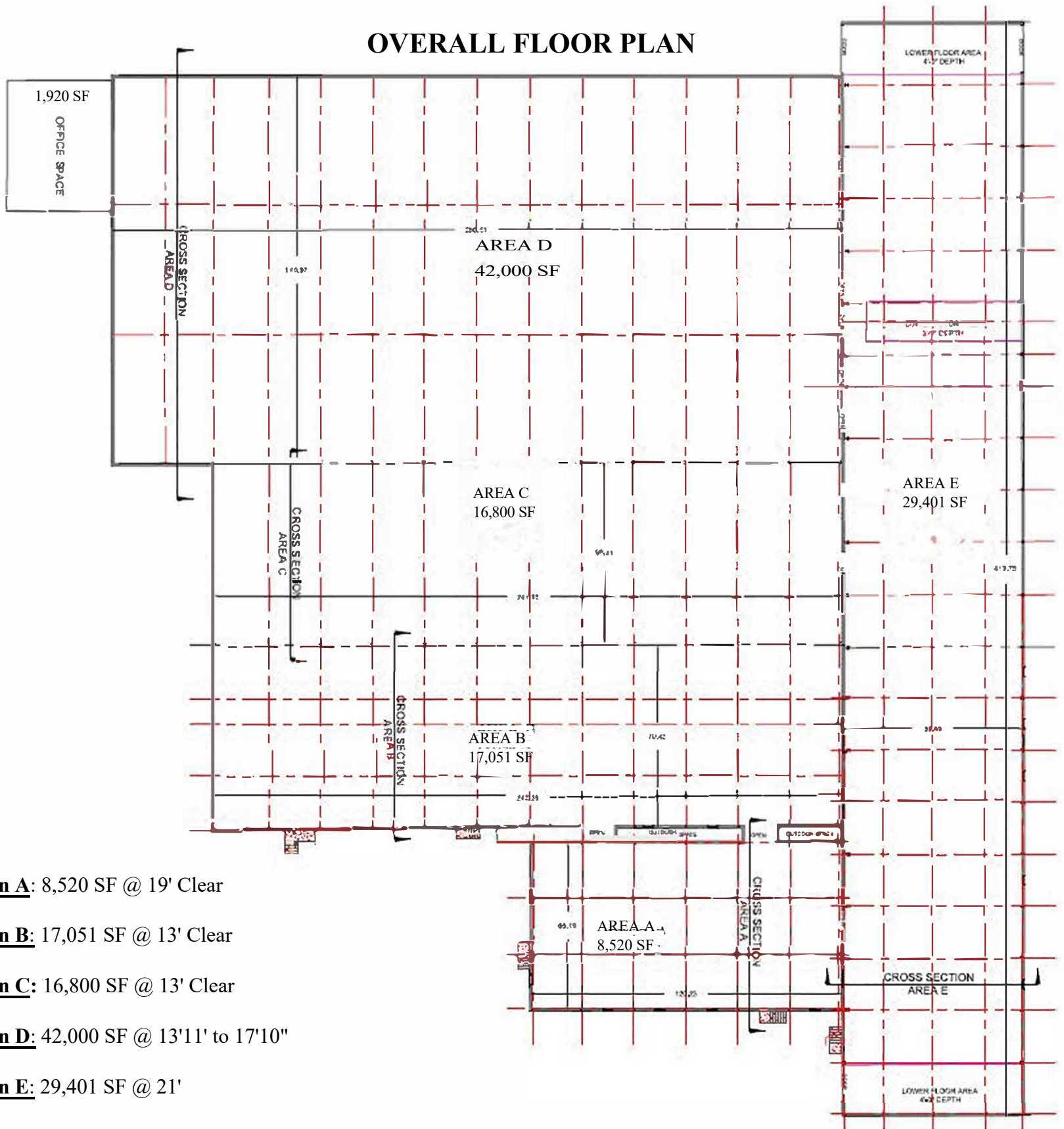


115,494 SF Industrial Space

- **81,271 SF Available**
- **34,223 SF Under Option through 4/1/2025**
- **5 Exterior Docks - 2 Interior Docks**
- **Clear Heights from 13' - 21'**
- **Town Sewer and Water**
- **Heat by Gas Hot Air**
- **1,600 AMPS @ 550 Volts**
- **RE Taxes = \$0.81/SF (\$107,854.65 +/- Per Year)**
- **5.4 Acres**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

OVERALL FLOOR PLAN



Section A: 8,520 SF @ 19' Clear

Section B: 17,051 SF @ 13' Clear

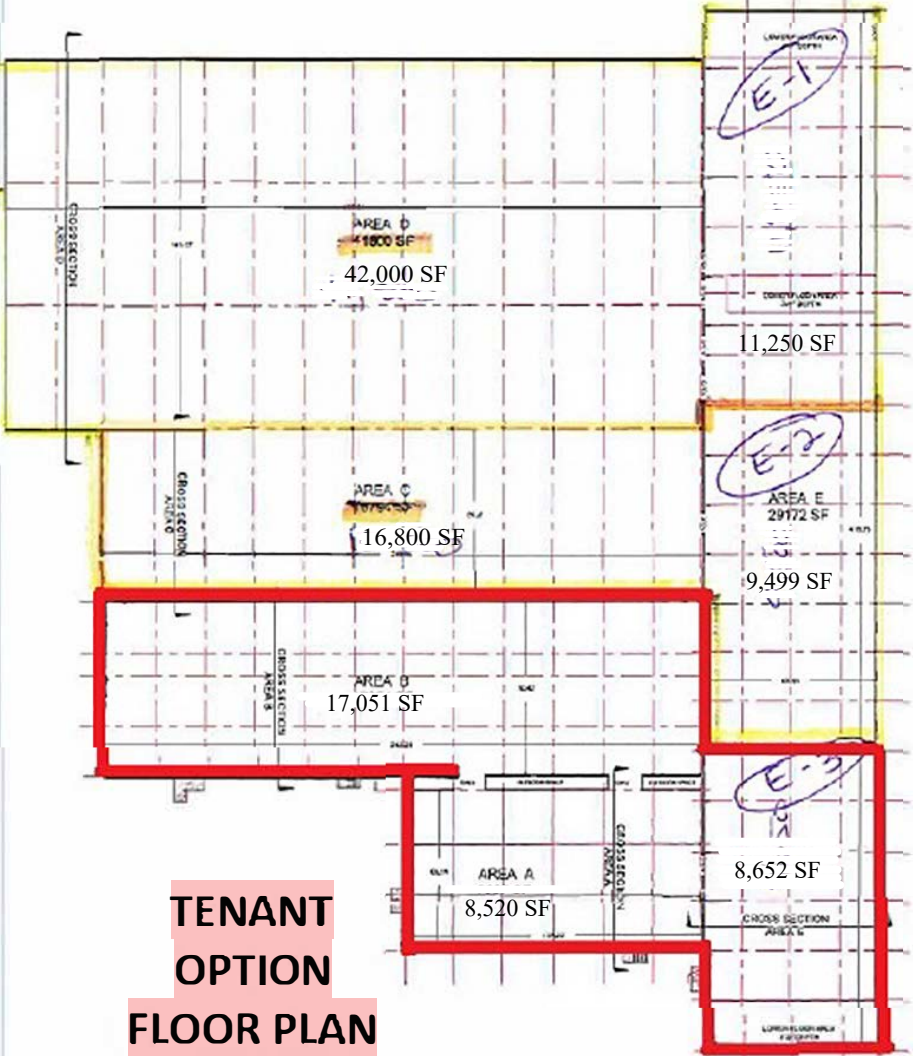
Section C: 16,800 SF @ 13' Clear

Section D: 42,000 SF @ 13'11" to 17'10"

Section E: 29,401 SF @ 21'

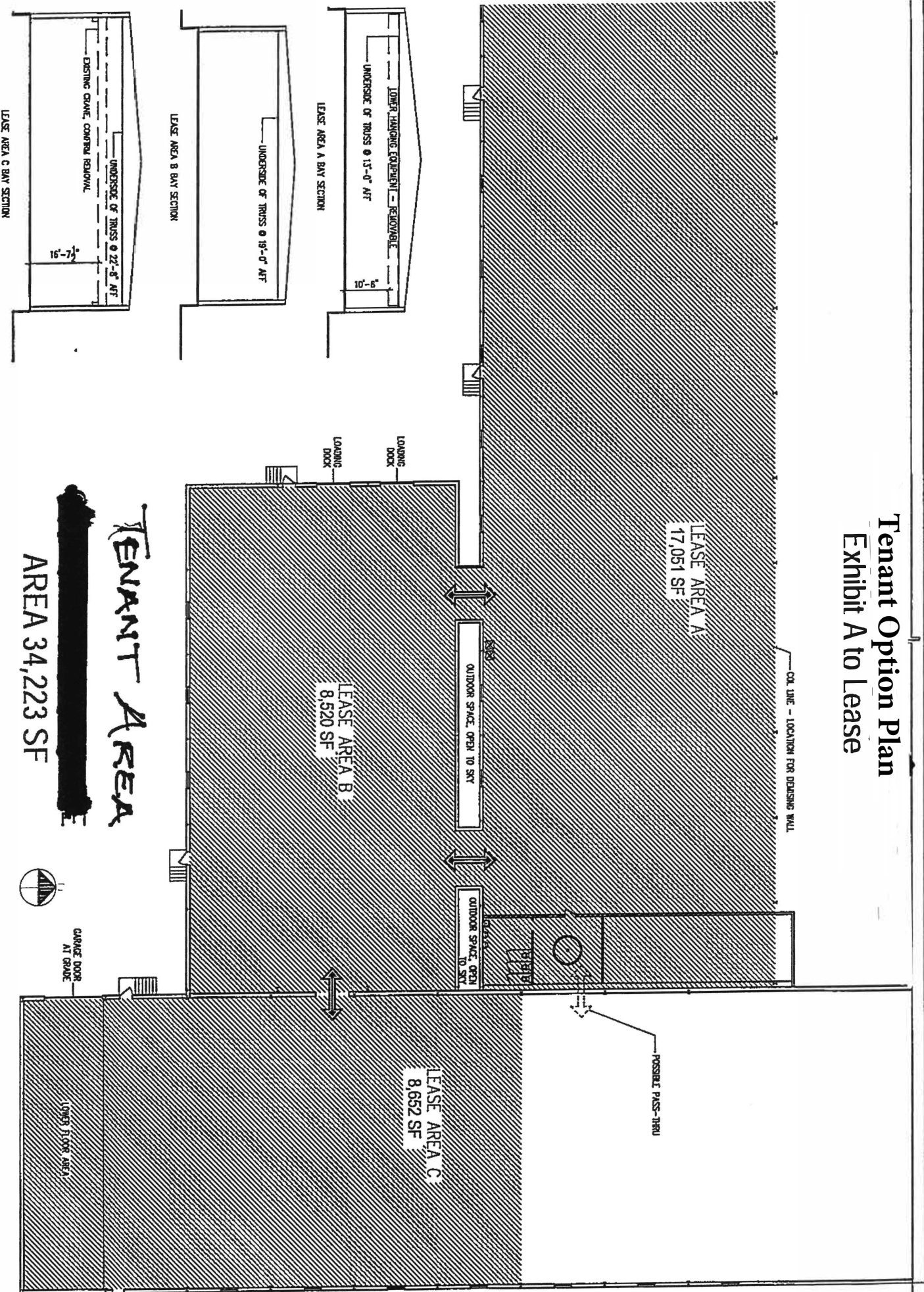
Office: 1,920 SF

1,920 SF
OFFICE SPACE



**TENANT
OPTION
FLOOR PLAN
34,223 SF**

Tenant Option Plan Exhibit A to Lease



TENANT AREA

AREA 34,223 SF



GARAGE DOOR AT GRADE

LOBBY FLOOR AREA

LEASE AREA C BAY SECTION

LEASE AREA B BAY SECTION

LEASE AREA A BAY SECTION

LEASE AREA A
17,051 SF

LEASE AREA B
8,520 SF

LEASE AREA C
8,652 SF

DASH LINE - LOCATION FOR DEMISING WALL

POSSIBLE PASS-THRU

OUTDOOR SPACE, OPEN TO SKY

OUTDOOR SPACE, OPEN TO SKY

LOADING DOCK

LOADING DOCK

EXISTING CRANE, CONTROL REMOVAL

16'-7 1/2"

9'-0"

LOWER HANGING EQUIPMENT - REMOVABLE

UNDERSIDE OF TRUSS @ 19'-0" AFT

UNDERSIDE OF TRUSS @ 22'-8" AFT

Existing Building 115,494 s.f.
 Lot Area 236,800 ± s.f.
 Lot Coverage 48.8±%

**PLAN SHOWING
 BUILDING, LOT AREA AND
 AND EXISTING CONDITIONS
 IN
 HOLBROOK, MA.**

SCALE: 1" = 50' DATE: JANUARY 9, 2008

Peter G. Hoyt, PLS
 PETER G. HOYT, PLS DATE: 3/9/08

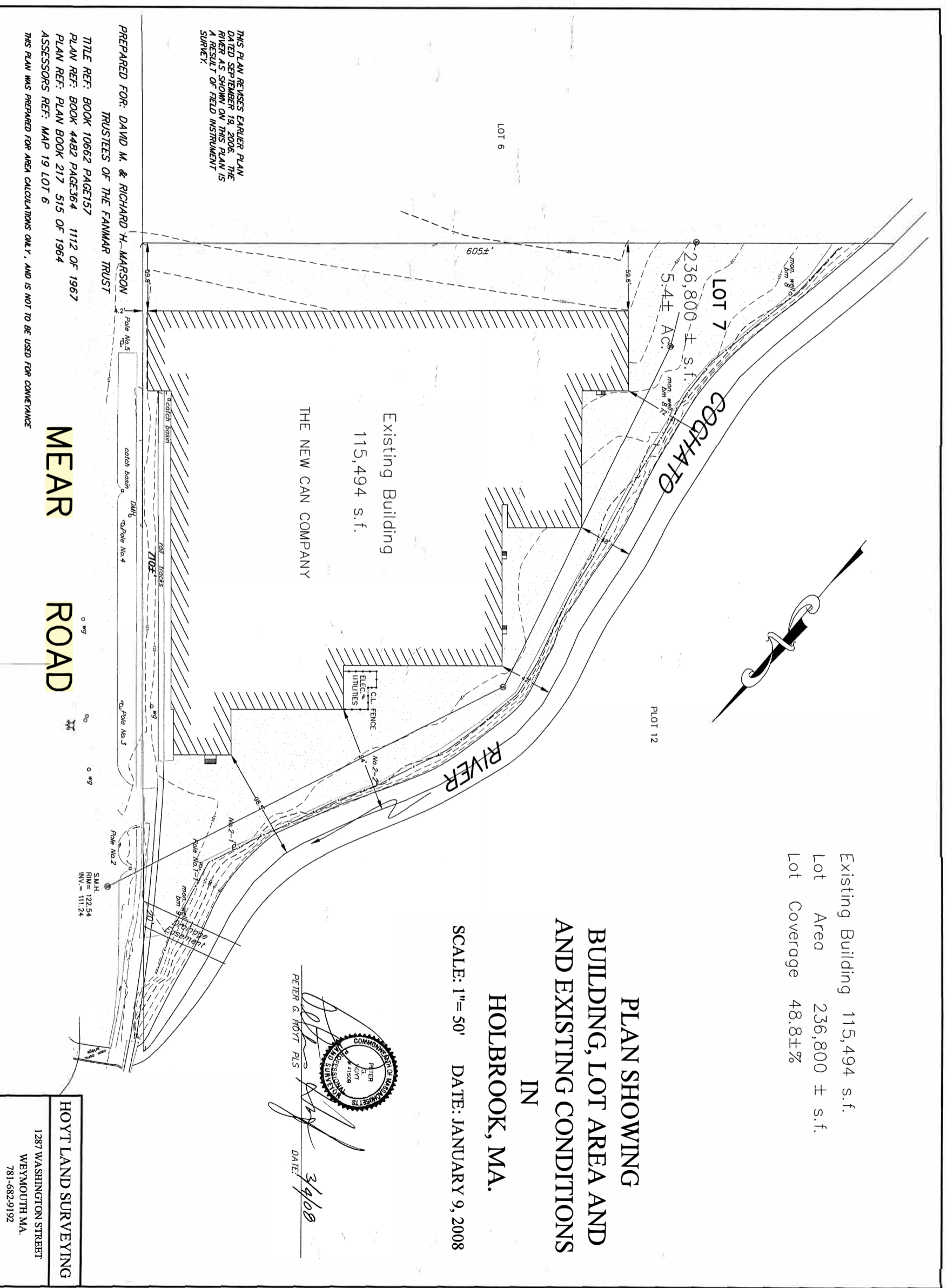


THIS PLAN REVISES EARLIER PLAN DATED SEPTEMBER 19, 2006. THE RIVER AS SHOWN ON THIS PLAN IS A RESULT OF FIELD INSTRUMENT SURVEY.

PREPARED FOR: DAVID M. & RICHARD H. MARSON
 TRUSTEES OF THE FANMAR TRUST
 TITLE REF: BOOK 10662 PAGE 157
 PLAN REF: BOOK 4482 PAGE 364 1112 OF 1967
 PLAN REF: PLAN BOOK 217 515 OF 1964
 ASSESSORS REF: MAP 19 LOT 6
 THIS PLAN WAS PREPARED FOR AREA CALCULATIONS ONLY, AND IS NOT TO BE USED FOR CONVEYANCE

MEAR ROAD

HOYT LAND SURVEYING
 1287 WASHINGTON STREET
 WEYMOUTH MA.
 781-682-9192



Revision

| No. | Description | Date | By |
|-----|-------------|----------|----|
| 1 | Complete | 3/5/2021 | |

Scale: 1"=30'

Drawn By: [Blank]

Checked by: [Blank]

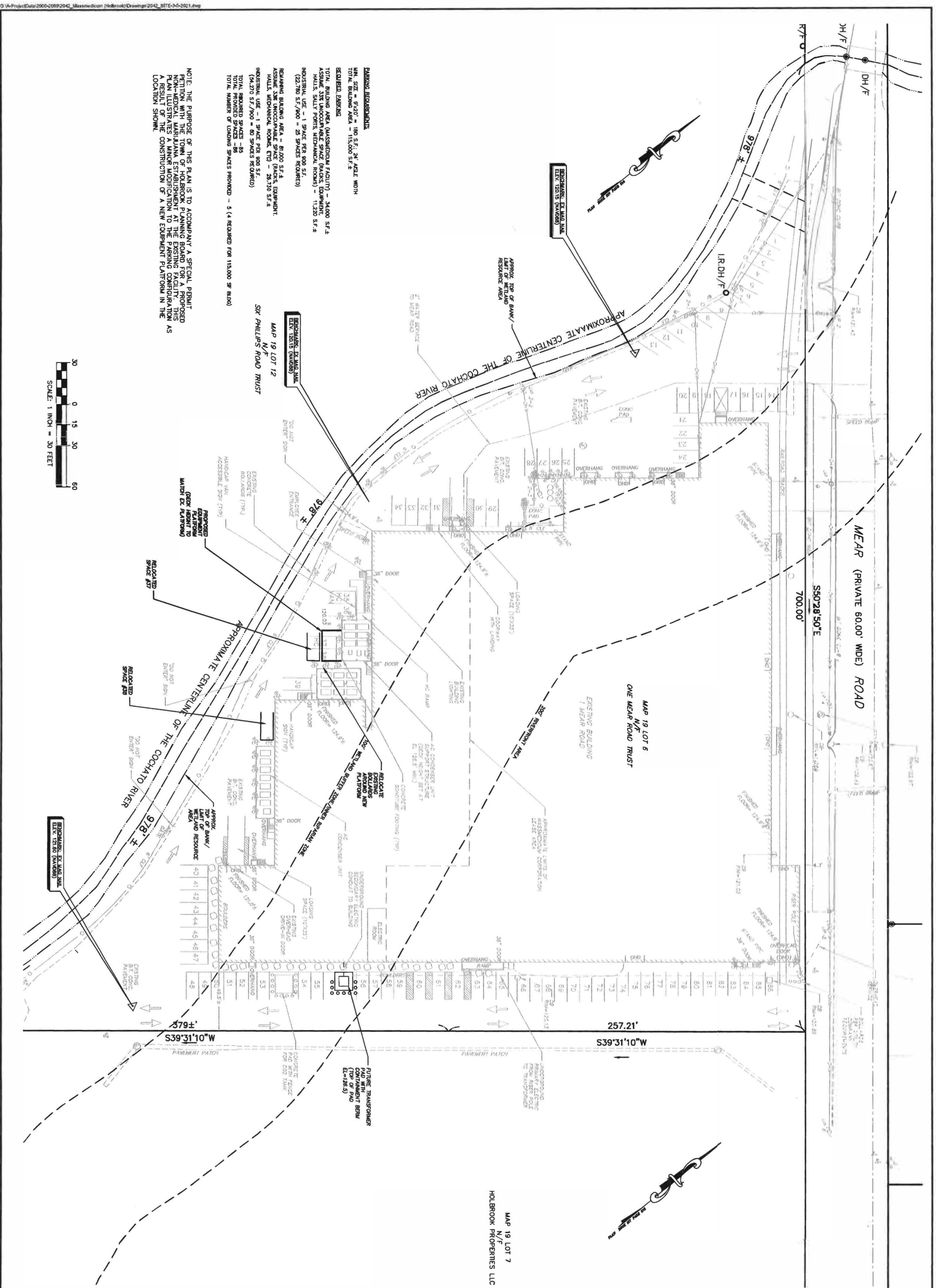
RRR: [Blank]

Issued for: [Blank]

PERMITTING



Signed and Stamped Electronically: 3/9/2021



POTENTIAL PARKING PLAN (86 SPACES)

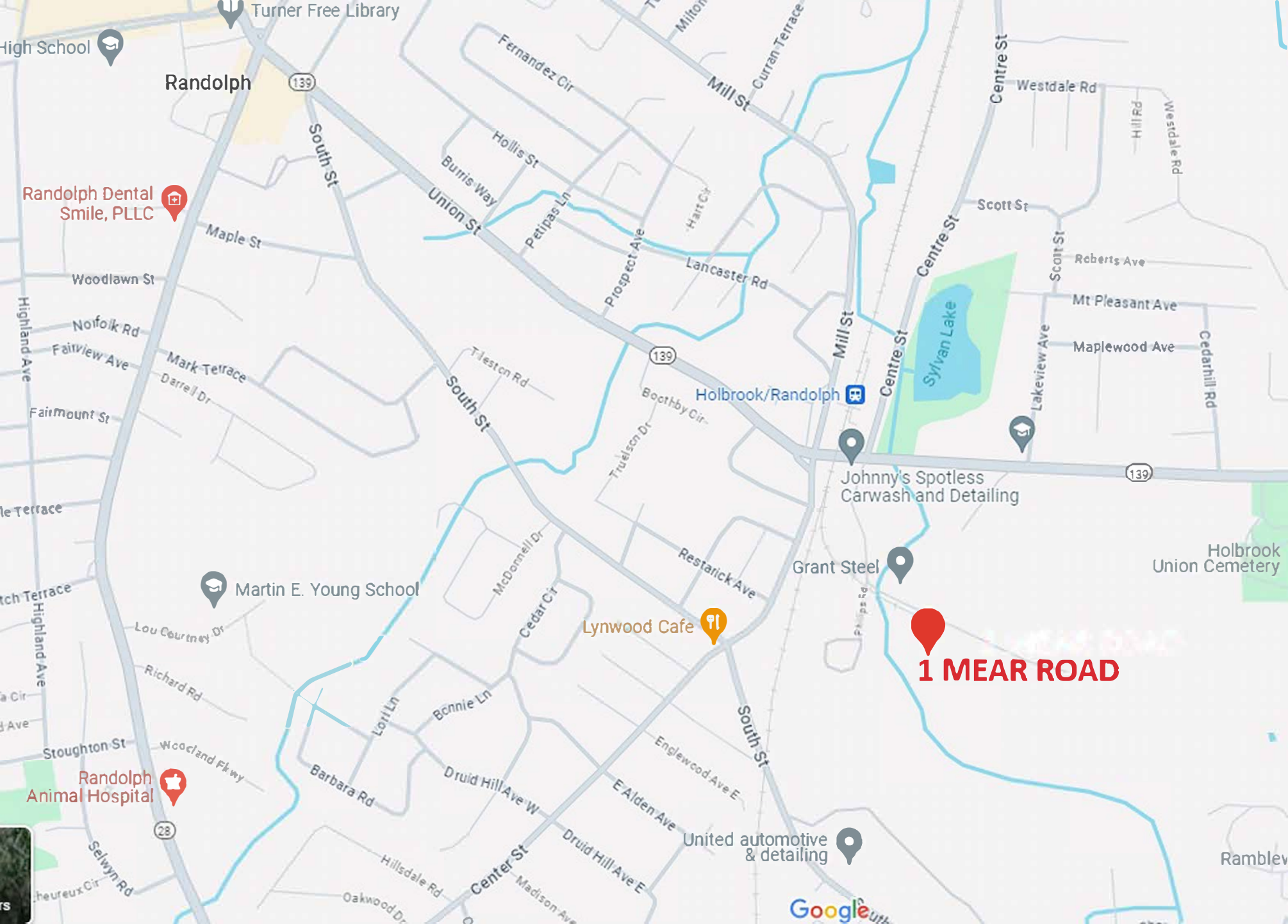
Project No. 2042
Sheet 1 OF 1

SP-1

SITE PLAN TO ACCOMPANY SPECIAL PERMIT PETITION MASSMEDICUM CORP.

ONE MEAR ROAD
HOLBROOK, MASSACHUSETTS

Drawing Title: **SITE PLAN**



Randolph

Randolph Dental Smile, PLLC

Martin E. Young School

Randolph Animal Hospital

Lynwood Cafe

Johnny's Spotless Carwash and Detailing

1 MEAR ROAD

United automotive & detailing

Google