

INDUSTRIAL PROPERTY FOR LEASE



31 LARSEN WAY

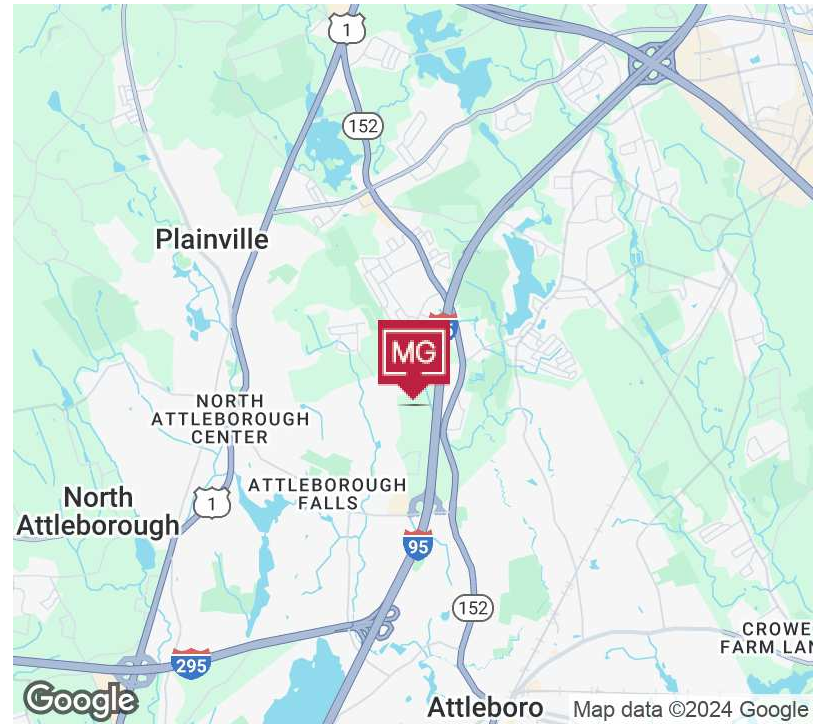
31 Larsen Way, North Attleboro, MA 02763

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PROPERTY SUMMARY



LOCATION DESCRIPTION

31 Larsen Way is well located in the North Attleboro Industrial Park in North Attleboro, Massachusetts, conveniently located just off I-95. I-495 is minutes to the north, Boston is 38 miles to the north and Providence is 15 miles to the south.

PROPERTY DESCRIPTION

The subject property consists of a modern 18,000 SF industrial building, situated on 1.82 acres of land. The building contains fully air-conditioned manufacturing space, ample power, concrete floors, a grade level door, office space, and 44 parking spaces.

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	18,000 SF
Lot Size:	1.82 Acres
Building Size:	18,000 SF

PROPERTY HIGHLIGHTS

- 18,000 SF Manufacturing Space
- Fully Air-Conditioned
- Ample Power- 3-Phase
- 100% Wet Sprinkler System
- Grade Level Overhead Door
- Dock Lift Can Be Installed
- 2,000 SF Office Space
- North Attleboro Industrial Park
- Convenient Highway (I-95) Access

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