

567 MAIN STREET
HUDSON, MA

R.W. HOLMES
COMMERCIAL REAL ESTATE



FOR LEASE \$10.00/SF NNN

24,480 SF FREESTANDING BUILDING + 3,600 SF STORAGE ROOM

BUILDING SIZE:	24,480 SF + 3,600 SF 2 nd floor mezzanine storage room	ELECTRICAL:	800 amps, 3-phase 800/277/120 volt. Three (3) battery boost charger outlets for forklift. Serviced by Hudson Light & Power.
ZONING:	Industrial (MR-1)/Factory MDL-96	LIGHTING:	LED lights
STRUCTURE:	1984 construction, 1996 6,000 SF warehouse expansion	HEAT:	Natural gas (Eversource)
CLEAR HEIGHT:	18'	WATER:	Town of Hudson
BUILDING AREAS:	Office & Lobby (3,334 SF)—drywall, dropped ceilings, recessed lights, carpet & parquet flooring, outdoor security camera entry system.	TELECOMM:	Verizon FIOS or Xfinity
DOCKS:	Five (5) loading docks, 2 with Kelly Leveler, which can handle 53' trailers	SEWER:	Private septic
		SPRINKLER:	194 Firematic sprinkler; wet throughout, back flow & annual testing
		COLUMN SPACING:	40 X 25

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