567 MAIN STREET HUDSON, MA





FOR LEASE \$10.00/SF NNN

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

BUILDING SIZE: 24,480 SF + 3,600 SF 2nd floor

mezzanine storage room

ZONING: Industrial (MR-1)/Factory MDL-96

STRUCTURE: 1984 construction, 1996 6,000 SF

warehouse expansion

CLEAR HEIGHT: 18'

BUILDING AREAS: Office & Lobby (3,334 SF)—drywall,

> dropped ceilings, recessed lights, carpet & parquet flooring, outdoor security camera entry system.

DOCKS: Five (5) loading docks, 2 with Kelly

Leveler, which can handle 53' trailers

ELECTRICAL: 800 amps, 3-phase 800/277/120 volt.

Three (3) battery boost charger outlets for

forklift. Serviced by Hudson Light & Power.

LIGHTING: LED lights

HEAT: Natural gas (Eversource)

WATER: Town of Hudson

TELECOMM: Verizon FIOS or Xfinity

SEWER: Private septic

SPRINKLER: 194 Firematic sprinkler; wet throughout,

back flow & annual testing

COLUMN

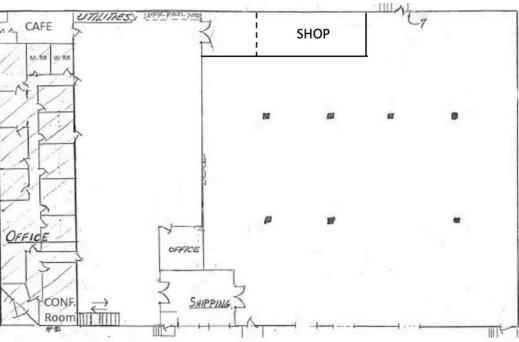
40 X 25 **SPACING:**

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R.W. HOLMES

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