

FOR LEASE

24,480 SF FREE STANDING BUILDING



R.W. HOLMES
COMMERCIAL REAL ESTATE

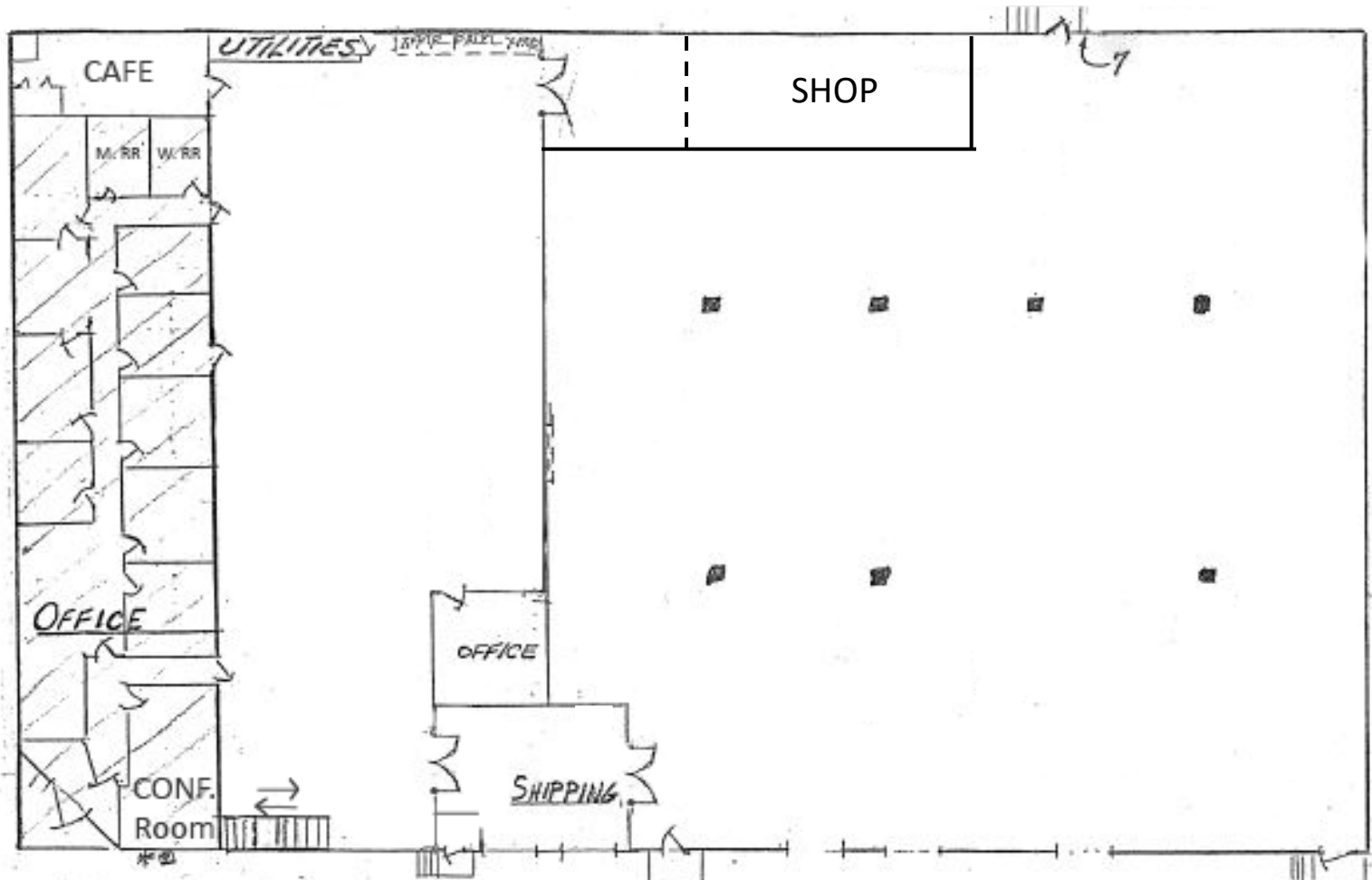
567 MAIN STREET
HUDSON | MA

Craig Johnston | 508.651.9022 | cjohnston@rwholmes.com

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MAIN STREET
HUDSON | MA

24,480 SF plus 3,600 SF Second Level Mezzanine Storage Room



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PROPERTY SPECIFICATIONS

TRAVEL ACCESS	From I-495 (2 Miles North of I-290 Intersection) Exit 26 to RTE. 62 East to Main Street Hudson. From I-95/128 to RTE. 20 to RTE. 27 to Hudson Road/Main Street.
BUILDING SIZE	24,480 SF plus 3,600 SF Second Level Mezzanine Storage Room
LAND AREA	1.96 Acres
ZONING	Industrial (MR-1)/Factory MDL-96
PARKING	32 Vehicles
STRUCTURE	1984 construction; 1996 6,000 SF Warehouse expansion.
BUILDING AREAS	<u>Office & Lobby Area:</u> (3,334 SF) Drywall, Dropped Ceilings with Recess Lights, Carpeting & Parquet Flooring. Security outside camera entry system
ELECTRICAL	800 AMPS-3 Phase-480/277/208/120 Volt. Three (3) Battery Boost Charger Outlets for forklift. Hudson Light& Power -Electrical Provider. LED lighting
HEAT	Natural Gas (Eversource)
WATER	Municipal Town of Hudson
TEL/INTERNET	Verizon FIOS or Comcast Service
SEWER	Septic
SPRINKLER	194 Firematic Sprinkler; Wet thru-out; Backflow & Annual Testing
DOCKS	Five (5) Loading Docks, 2 with Kelly Leveler, which can handle 53' trailers
CLEAR HEIGHT	18'
COLUMN SPACING	40 X 25
ASKING RENT	\$11.50 NNN

