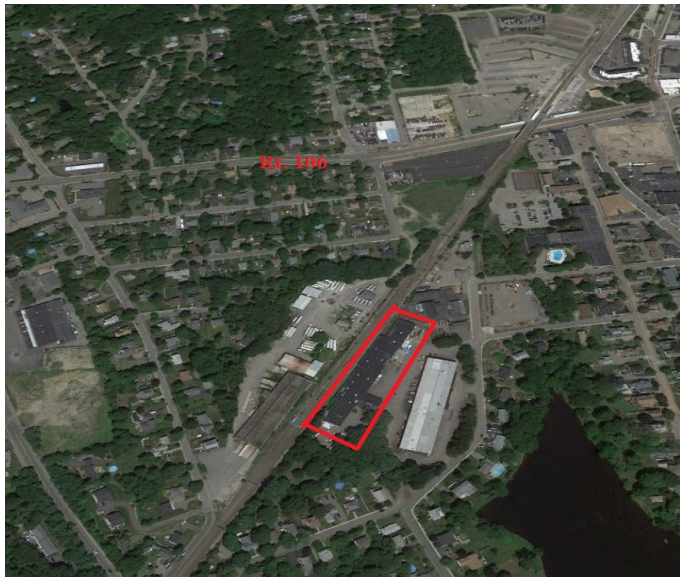


# FOR LEASE

137 High Street, Mansfield, MA



## DONAHUE ASSOCIATES

*Commercial & Industrial Real Estate*  
457 Belmont Street  
Brockton, MA 02301  
Tel: 508.588.1717  
[mdre@donahueassociates.com](mailto:mdre@donahueassociates.com)

### 42,200 SF Industrial Building

4,000 SF Modern Office Space  
38,200 SF Warehouse & Manufacturing Space

\* Loading:

- 4 Exterior Loading Docks
- 3 Drive-In Doors Total
  - . Two 14x14 Drive-In Doors
  - . One 10x12 Drive-In Door

\* Two Overhead Cranes:

1. 6,000 LBs
2. 3 Tons

\* Utilities:

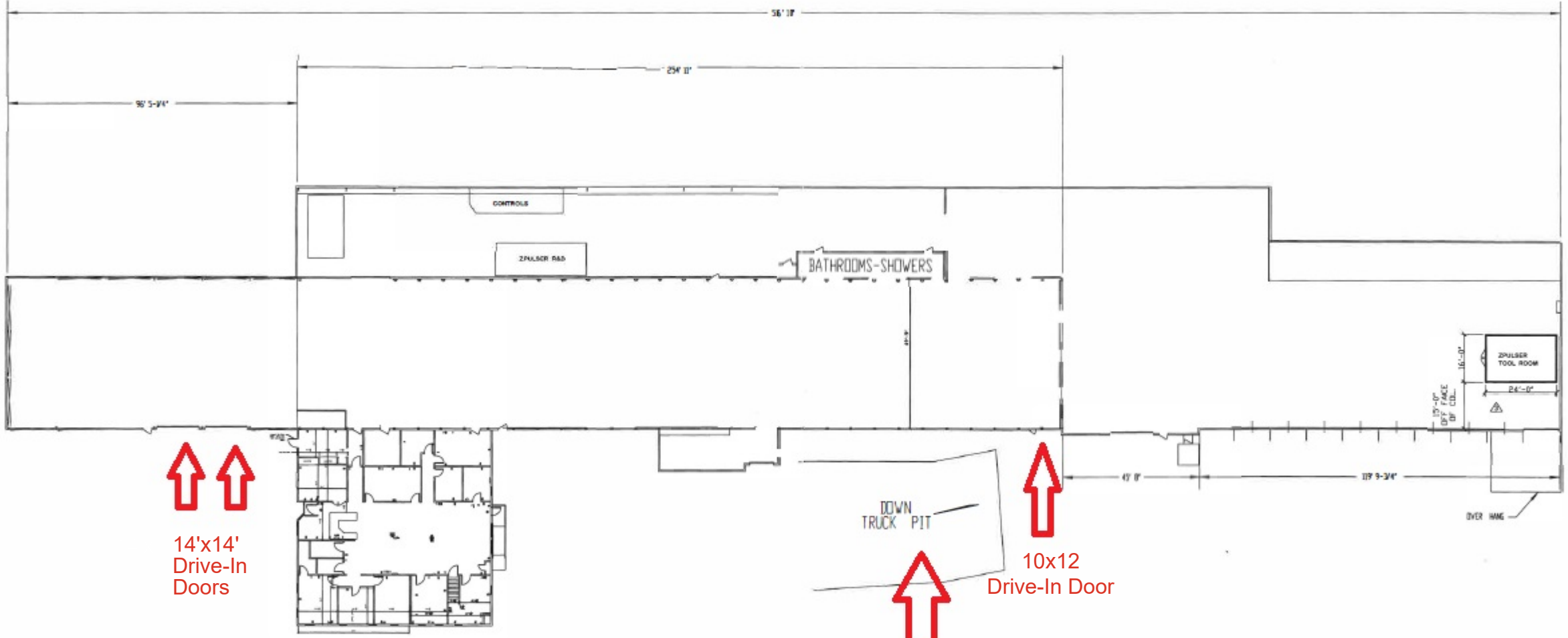
- City Sewer, City Water, Municipal Electric, Gas

\* Additional Facts:

- Full Sprinkler System
- 3.43 Acre Site
- Clear heights from 16' to 20'
- Gas Radiant Heat in Warehouse
- 600 Volt 400 AMP Main Elec. Service
- Fenced Yard Space

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.

[www.donahueassociates.com](http://www.donahueassociates.com)



↑ ↑  
14'x14'  
Drive-In  
Doors

↑  
10x12  
Drive-In Door

↑  
4 Exterior Docks

# LOONEY, MORAN & TIVNAN

REGISTERED LAND SURVEYORS  
75 HAMMOND STREET - FLOOR 2  
WORCESTER, MA 01610-1723  
PHONE: 508-752-8885  
FAX: 508-752-8895  
RMT@CONVERSENET.NET

A Division of H. S. & T. Group, Inc.

## REGISTRY BRISTOL NORTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).  
NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO SET FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT TREES. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

## MORTGAGE INSPECTION PLAN

NAME ROB ADAMS AND MARK BARRETT

LOCATION 137 HIGH STREET

MANSFIELD, MA

SCALE 1" = 150' DATE 02-02-04

DEED BOOK/PAGE 5807/45

PLAN BOOK/PLAN 251/51

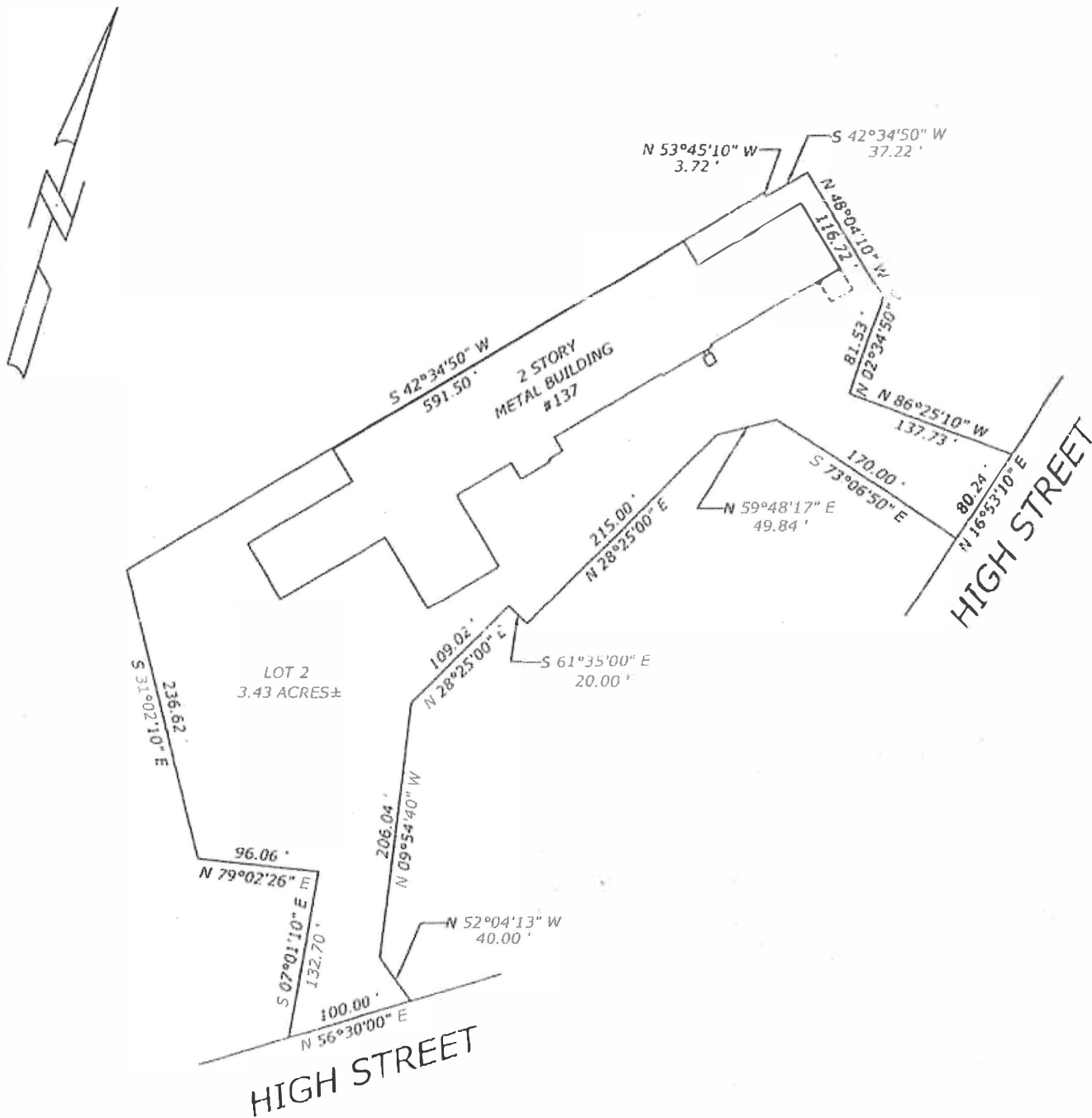
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

2 A DTD 04-01-77

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

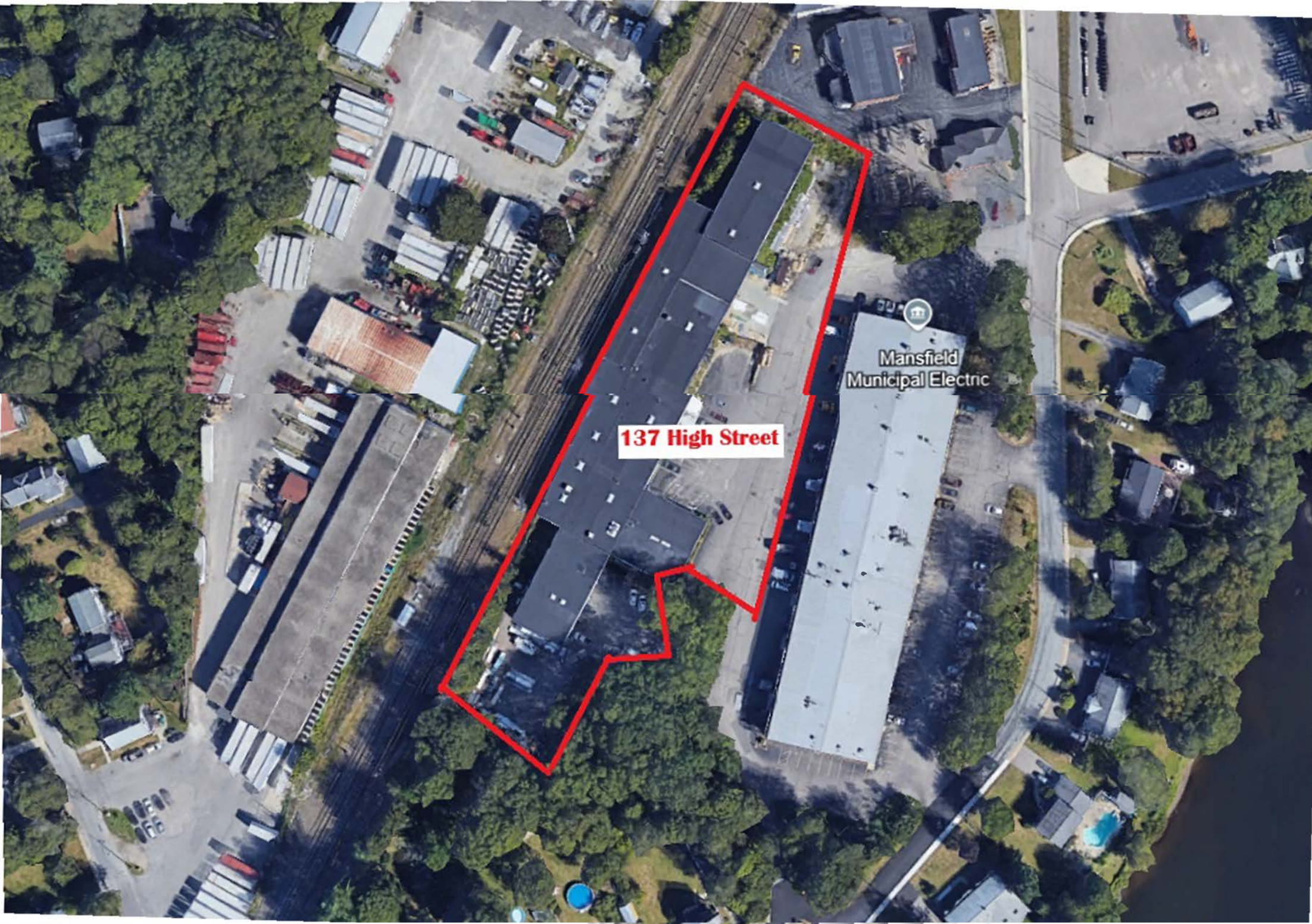


JOB # 01-301-04



QUESTING OFFICE: LOONEY, COHEN, REAGAN & AISENBERG, LLP  
QUESTED BY: DAWN M. TIORANO

DRAWN BY: ETS  
CHECKED BY: [Signature]



Mansfield  
Municipal Electric

137 High Street