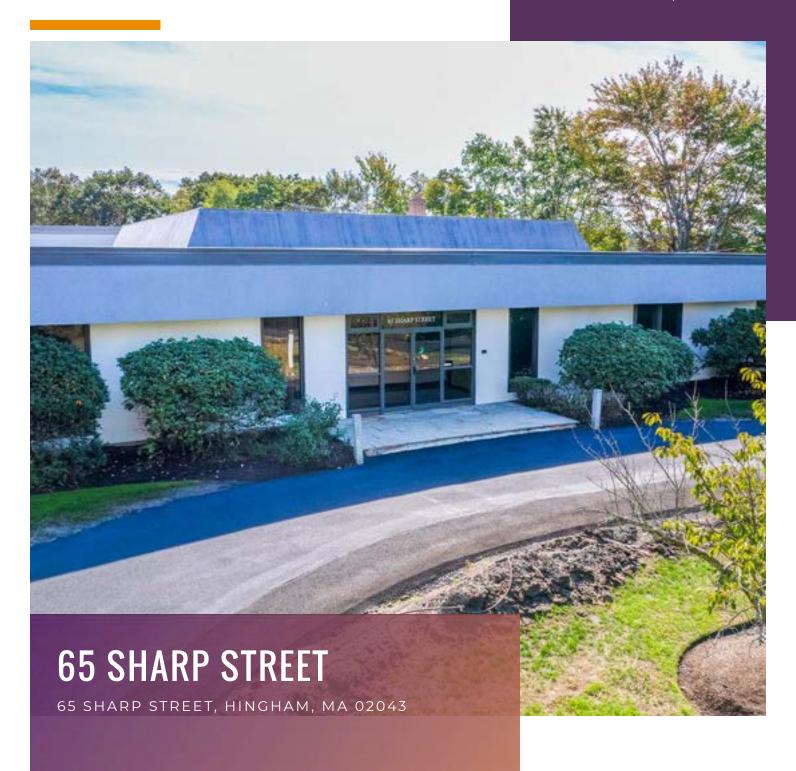
### FOR LEASE

INDUSTRIAL/FLEX SPACE



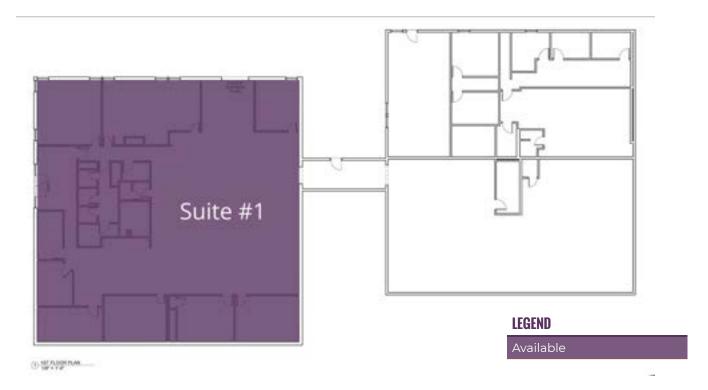
For More Information

DAVE ELLIS

781.919.0800 x701 dave@ellisrealtyadvisors.com BILL KINGDON

603.560.2710 bill@ellisrealtyadvisors.com





#### **LEASE INFORMATION**

Lease Type: NNN Lease Term: Negotiable 3,000 - 6,575 SF \$17.00 SF/yr Total Space: Lease Rate:

#### **AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
65 Sharp Street Suite 1	Available	3,000 - 6,575 SF	NNN	\$17.00 SF/yr	-



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#### PROPERTY DESCRIPTION

65 Sharp is located on a campus-like setting featuring a 6,575 SF Flex building with a flexible floor plan.

The building offers tremendous flexibility for warehouse, R&D, manufacturing, office or medical use, while it's Route 3 access makes planning and logistics simple.

#### **PROPERTY HIGHLIGHTS**

- Campus-Style Flex Building
- Easy Highway Access
- 25 Minutes to Boston/Logan Int'l Airport
- Fully Air-Conditioned Warehouse
- Nearby Amenities Including Derby Street Shops
- Heavy Power Available
- Close Proximity to UnionPoint Master-Planned Development and South Weymouth MBTA Station
- Planned base building ungrades

#### **OFFERING SUMMARY**

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	3,500 - 6,575 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,576	8,500	21,401
Total Population	3,803	19,468	49,714
Average HH Income	\$118,707	\$109,844	\$104,084



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### **Logistical Details**





