



# 686 Patriots Road Templeton, MA

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THE  
**shorey**  
REALTY GROUP

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# 7,722 - 18,336 SF of Space Available





## **PROPERTY OVERVIEW**

**Conveniently located close to Rt 2 for easy access to highways'. 7,722 SF office space, 10,614 SF of warehouse space with 4 loading docks. Lots of parking in front and rear of the building. The space can be subdivided to smaller units.**

## **FEATURES**

**Clear Height: 14'6"**

**Exterior Dock Doors: 4**

**Standard Parking Spaces: 30**

**Office space 7,722 SF, can be subdivided to smaller units.**

**Warehouse space 10,614 SF, can be subdivided to smaller units.**

**Lease term: Negotiable**

**Space Use: Office/Retail/Industrial**

**Condition: Full Build-Out**

**Available: Now**

**Lease rate does not include utilities, property expenses or building services**

**Fully Built-Out as Standard Office**

# MANUFACTURING FACILITY FACTS

Building Size: 67,020 SF

Lot Size: 10.80 AC

Year Built 1960

Construction: Wood Frame

Zoning: I - industrial



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