



**FOR SALE
OR LEASE**

**225 ARLINGTON STREET
FRAMINGHAM**



Kaplan Commercial Properties, Inc. would like to make you aware of approximately 37,000 square feet of industrial space with offices available for sale at 225 Arlington Street, Framingham. Also, the property easily subdivides to two users and maybe more.

This property is conveniently located off Rte. 126, approximately 4 miles from the Mass. Pike Entrance and 2 miles from the MBTA.

We welcome the opportunity to provide a tour of this space. For additional information or to schedule a tour, please call:

Rick Kaplan
Office: 508-541-1350
Cell: 508-561-0445

rick@kaplancommercial.com
www.kaplancommercial.com

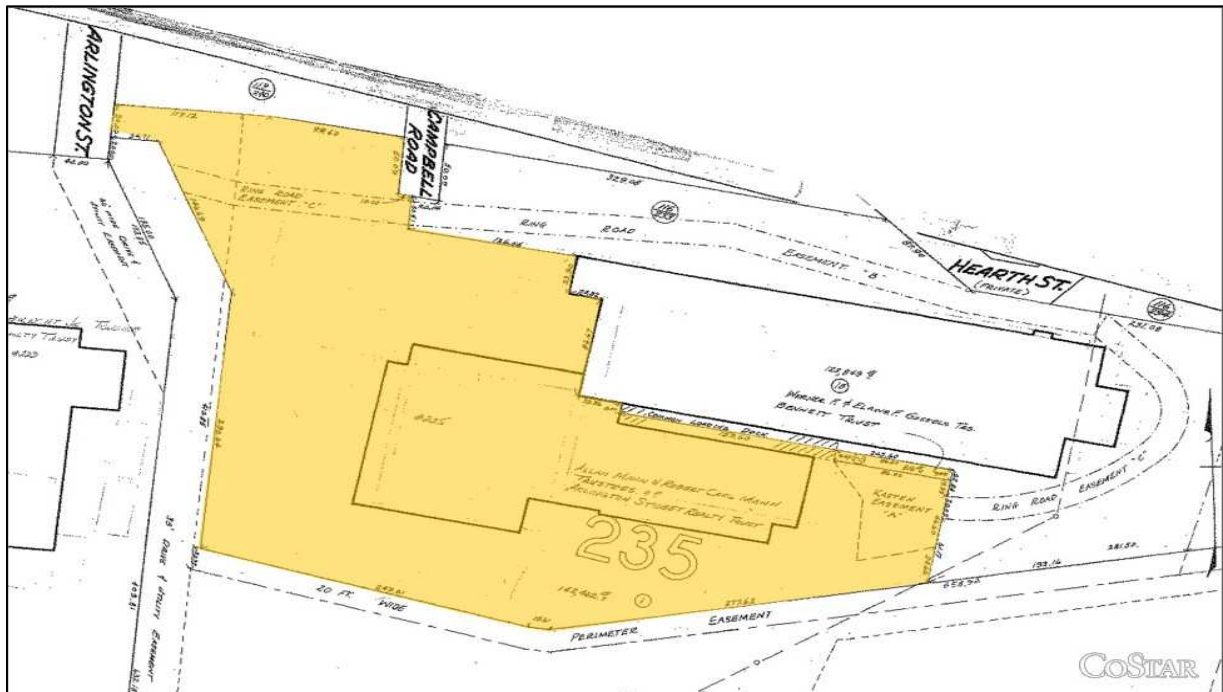
Premises:	225 Arlington Street
Building Size:	37,000 Square Feet
Land Area:	3.27 Acres (142,462 SF)
Yearly Taxes:	\$41,023 (2008)
Zoning:	Manufacturing
Amenities:	Subdivides to 2 or 3 tenants! 4 Loading Docks 1 Loading Dock covered 2 Drive-in doors Wet Sprinkler System 15' clear ceiling height Approx. 5,000sf of offices
Parking Spaces:	Large amount of parking! Front entry and a large fenced in lot.
Utilities:	Town water & sewer Natural Gas Over 1,000amps of power

Sale Price: \$1,395,000 (\$37.70 psf)
Lease: \$3.50nnn

Kaplan Commercial Properties, Inc.

31 Hayward Street ♦ Franklin, MA 02038 ♦ Tel. 508.541.1350 ♦ Fax. 508.966.7558

Every effort has been made to furnish the most accurate information available on this property. However all statements and conditions herein are subject to errors, omissions or removal from the market without notice



Kaplan Commercial Properties, Inc.

31 Hayward Street ♦ Franklin, MA 02038 ♦ Tel. 508.541.1350 ♦ Fax. 508.966.7558

Every effort has been made to furnish the most accurate information available on this property. However all statements and conditions herein are subject to errors, omissions or removal from the market without notice