

## FOR SALE OR LEASE - INDUSTRIAL CONDOMINIUMS



### SPECIFICATIONS

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|------------------------|---|
| <b>Premises:</b>       | 53 Jeffrey Avenue, Holliston                                |
| <b>Building Size:</b>  | 23,580 SF (7.37% common area)                               |
| <b>Utilities:</b>      | Town Water, Private Septic<br>Natural Gas                   |
| <b>Building Specs:</b> | Separately Metered<br>Wet Sprinkler<br>All New Construction |
| <b>Ceiling Height:</b> | 11' to 16'  |
| <b>Unit 1:</b>         | 2,800 sq ft <b>SOLD</b>                                     |
| <b>Unit 2:</b>         | 2,354 sq ft <b>LEASED</b>                                   |
| <b>Unit 3:</b>         | 3,178 sq ft <b>LEASED</b>                                   |
| <b>Unit 4:</b>         | 5,955 sq ft 1 Drive-in door 10'x10'                         |
| <b>Unit 5:</b>         | 4,767 sq ft <b>SOLD</b>                                     |
| <b>Unit 6:</b>         | 4,527 sq ft <b>LEASED w/ Option</b>                         |
| <b>Asking Rate:</b>    | <b>\$5.50 NNN or \$95 psf</b>                               |

### DESCRIPTION

On behalf of the owners, Kaplan Commercial Properties, Inc. and Gordon Real Estate, would like to make you aware of approximately 2,354 – 5,955 square feet of industrial space available at the Lowland Industrial Park in Holliston, Massachusetts.

The Lowland Industrial Park is conveniently located just off Rte. 16 near the Rte. 126 intersection. The Park is a well-known destination with tenants such as Century Mfg., Pagell Corp., Lista International, Cold Logistics and a few local companies such as Holliston Pediatric Group & CMC Gymnastics.

**For more information, please contact:**

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**Kaplan Commercial Properties, Inc.**

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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.