



725 MAIN STREET

MILLIS, MA

FOR LEASE | 200,600 SF SUBDIVIDABLE 23'-25' CLEAR WHSE SPACE

- Space 1: 43,600 SF (Subdividable to 10,000 SF)
- Space 2: 14,803 SF to 27,000 SF
- Space 3: 30,000 SF to 130,000 SF
- 4000 Amps of Power
- Rental Rate: \$6.95 NNN / Opex: \$1.50

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

200,600 SF of Subdividable Warehouse Space available for Lease:

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,618	22,629	142,312
Total Population	20,518	65,513	385,552
Average HH Income	\$202,621	\$224,077	\$187,314

PROPERTY SPECIFICATIONS

Building Size:	318,995 SF
Total Available Size:	200,600 SF
Space 1:	10,000 SF - 43,600 SF
Space 2:	14,803 SF - 27,000 SF
Space 3:	30,000 SF - 130,000 SF
Lot Size:	17.6 Acres

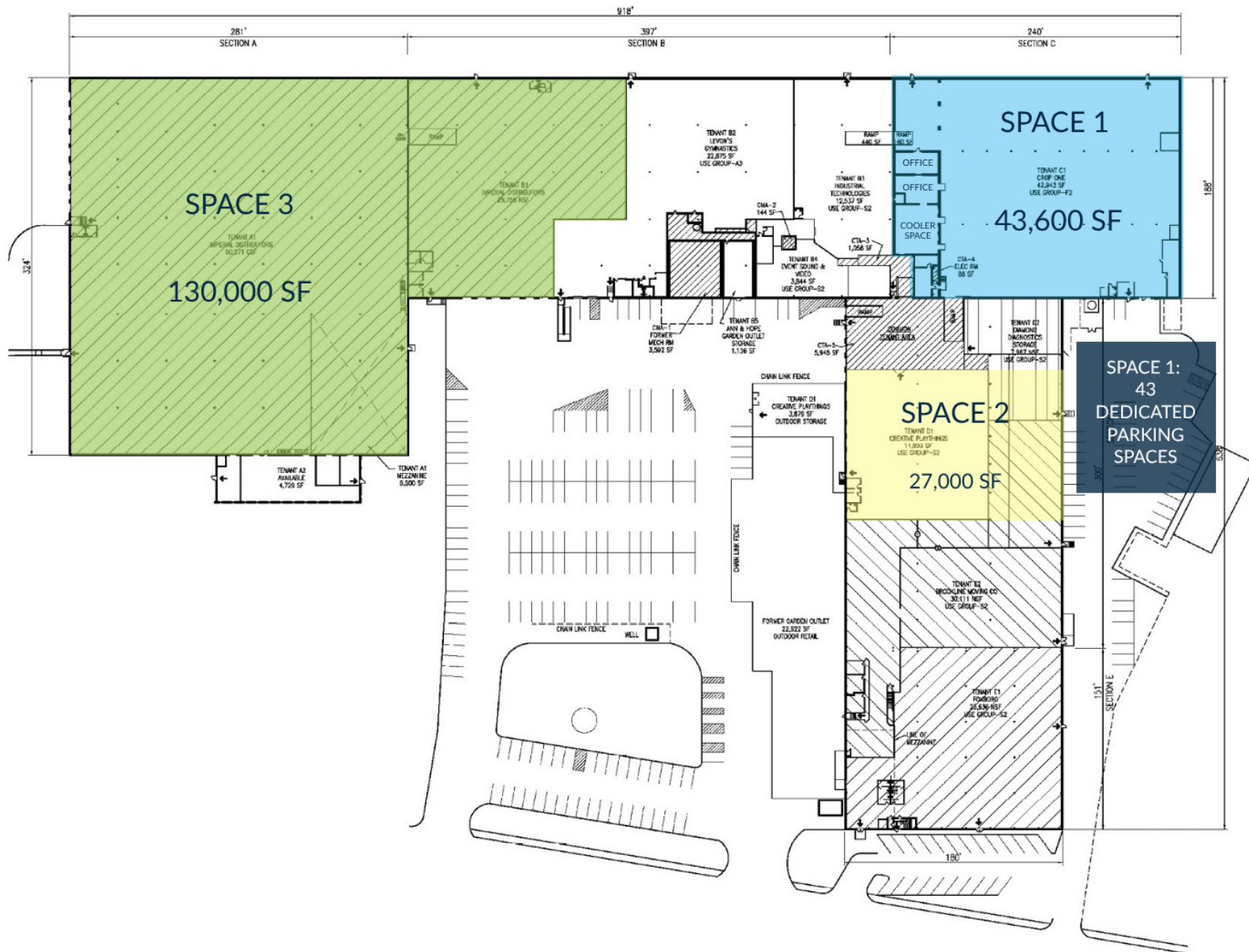
PROPERTY SPECIFICATIONS

Clear Height:	Space 1: 13' Space 2: 22'2"-25' Space 3: 23'5"
Loading:	Space 1: 1 Drive-In, 2 tailboard Space 2: 6 Tailboard, Access to 1 Drive-In Space 3: 15 Tailboard
Roof:	Replaced 2022-2025
Column Spacing:	Space 1: 20' x 60' Space 3: 39' x 39'
Power:	Space 1 - 1500 Amps Space 3 - 4000 Amps
Sprinklers:	Wet System with high suppression fire system
Concrete Slab:	8" +/-
Water:	Municipal (CRWA) 90,000-100,000 Gallon Per Day
Taxes/OPEX:	\$1.50
Rental Rate:	\$6.95 NNN





FLOOR PLAN



- Space 1: includes 4,000 SF cooler space: chills to 32°
- Space 3: 130,000 SF space includes a 9,000 SF two-story mezzanine (4,500 SF 15' clear per floor)



CORDAVILLE HIGHWAY PROXIMTY

115 1.5 MILES
3 MINUTES

495 5.3 MILES
11 MINUTES

95 10.5 MILES
21 MINUTES

FOXBOROUGH, MA
11 MILES | 21 MINS

BOSTON, MA
31 MILES | 50 MINS

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**725 MAIN ST.
MILLIS, MA**

SOURCECODE **STORE SPACE**

MILTON **CAT** **INTEGRA**
Network Services, LLC

PEI GALLO **B BP**
MOVING & STORAGE Boston BioProducts

KEYSTONE **Ryder**
PRECISION SOLUTIONS Ever better.

FOXBOROUGH

725 MAIN STREET

MILLIS, MA

FOR LEASE | 187,781 SF SUBDIVIDABLE 23'-25' CLEAR WHSE SPACE

ALEX SMITH

781.734.7613

alex@stubblebinecompany.com

ELLEN GARTHOFF

978.760.1263

ellen@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

NATE CROZIER

339.970.1203

ncrozier@stubblebinecompany.com

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