



# 725 MAIN STREET

MILLIS, MA

FOR LEASE | 57,781 SF SUBDIVIDABLE INDUSTRIAL SPACE AVAILABLE

- Space One: 20,898 SF to 42,978 SF
- Space Two: 14,803 SF to 27,000 SF
- Large Parking Area
- Rental Rate: Market / \$1.36 Tax & OPEX

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

57,781 SF of Warehouse Space available for Lease  
 Space One: 20,898 SF to 42,978 SF  
 Space Two: 14,803 SF to 27,000 SF

## PROPERTY HIGHLIGHTS

- Subdividable
- Wide Column Spacing
- Low Operating Costs
- Large Parking Area

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

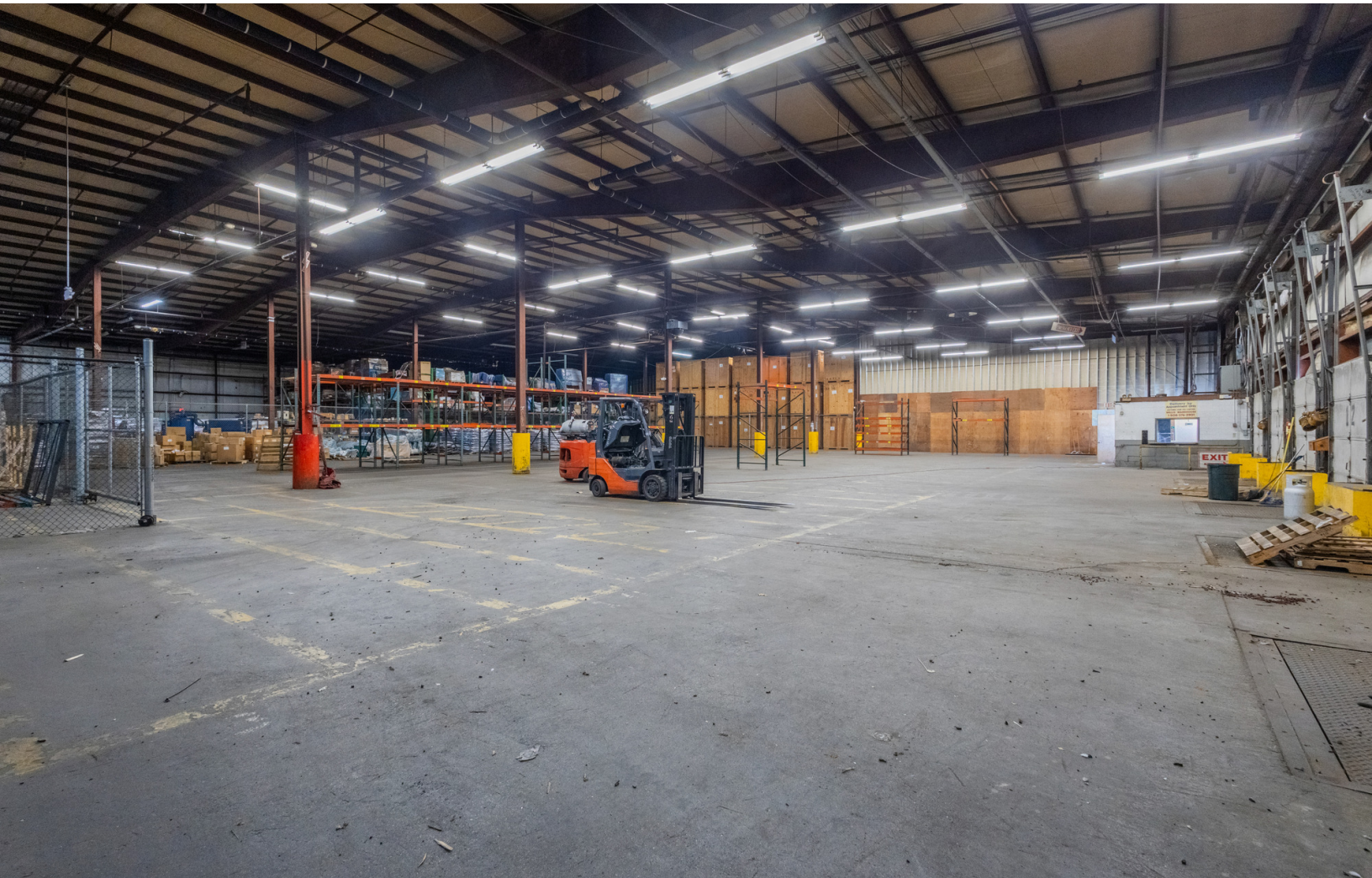
## PROPERTY SPECIFICATIONS

Building Size:	318,995 SF
Total Available Size:	57,781 SF
Space One:	20,898 SF - 42,978 SF
Space Two:	14,803 SF - 27,000 SF
Lot Size:	17.6 Acres
Clear Height:	Space 1: 12.5'-14' Space 2: 22'2"-25'
Loading:	6 Dedicated Dock, Access to 1 drive-in
Parking:	43 Spaces
Power:	1500 Amps; 3-Phase
Sprinklers:	Wet System
Concrete Slab:	+/- 8"
Water:	Municipal (CRWA)
Rental Rate:	Market
Taxes/OPEX:	\$1.36

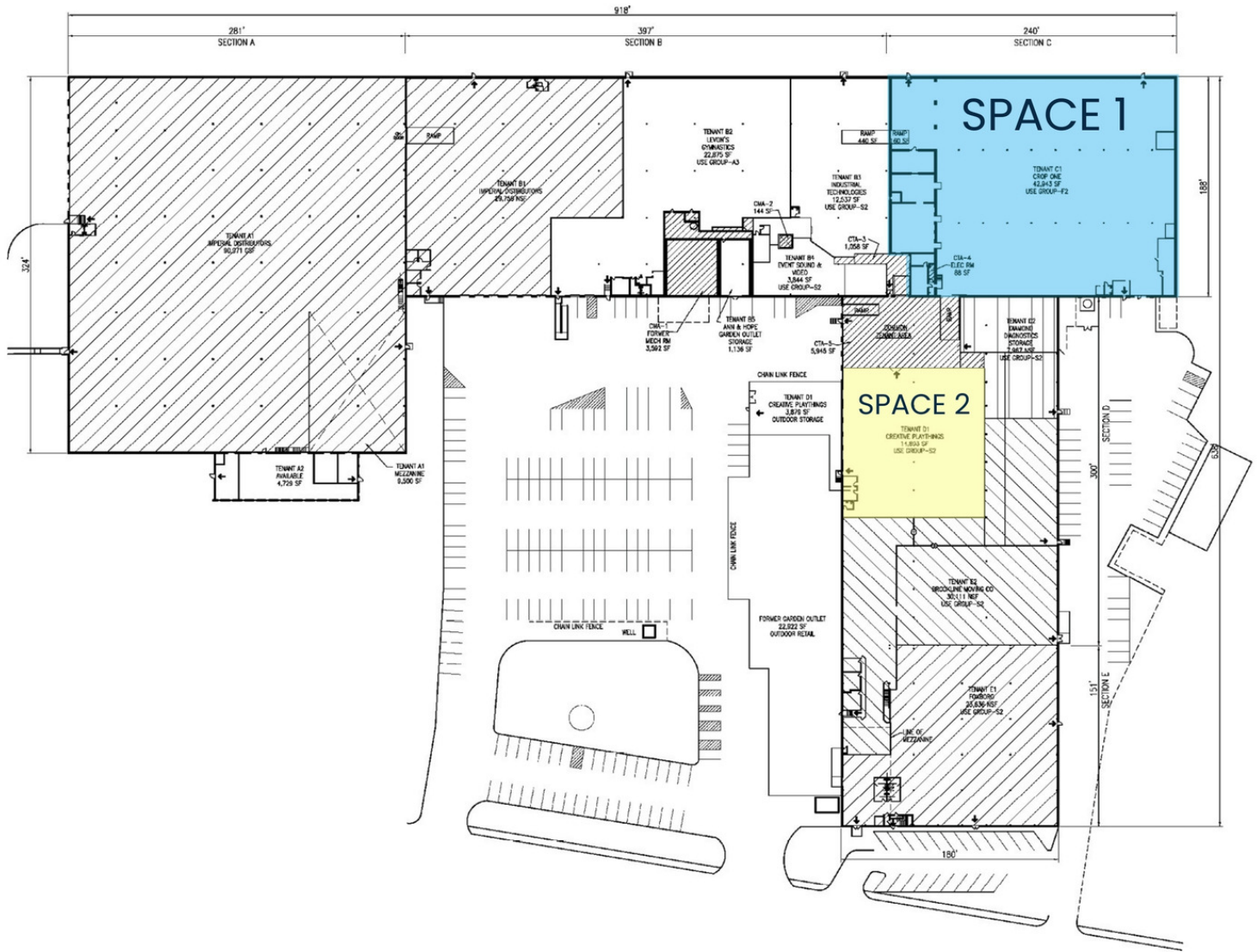
SPACE 1



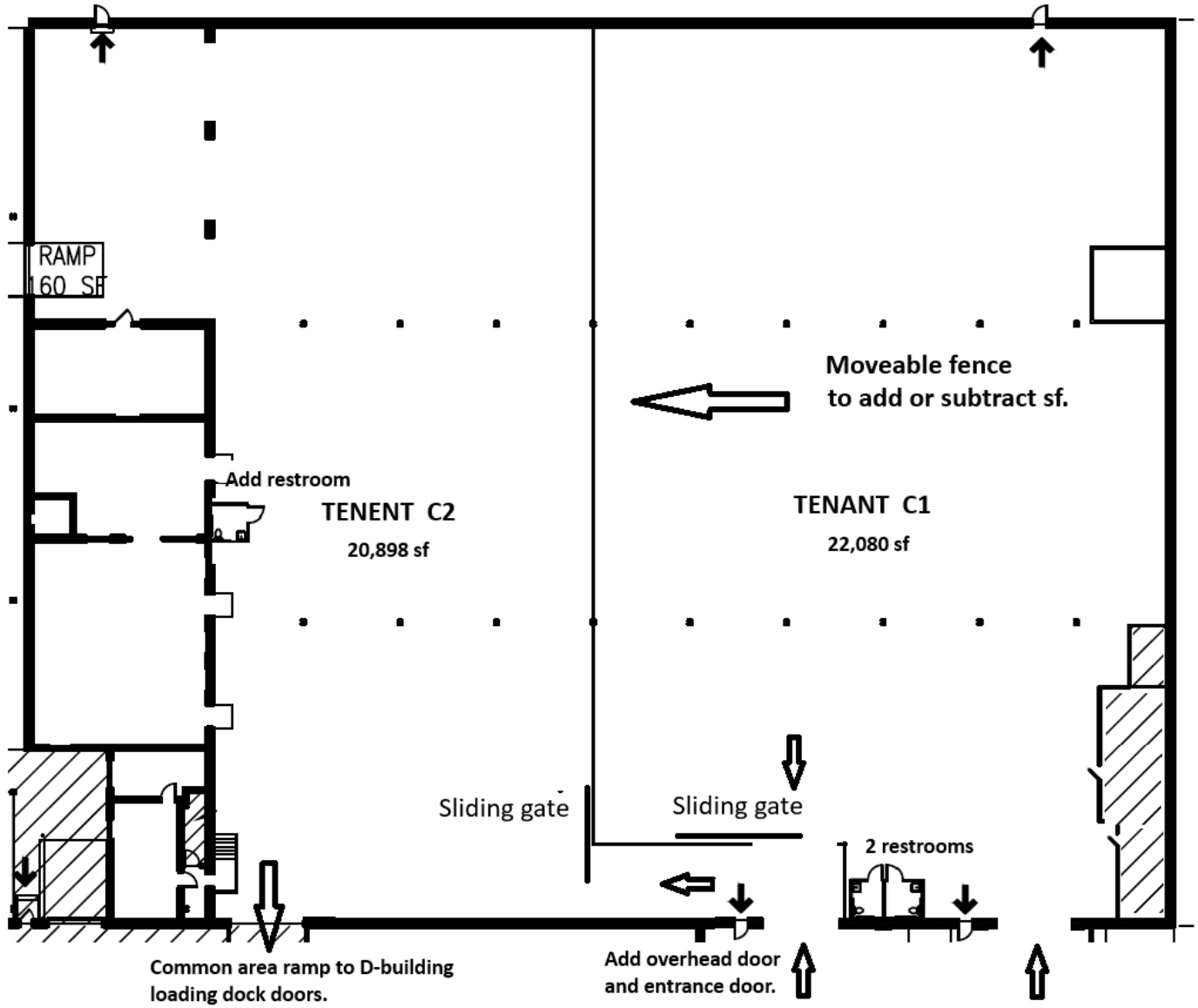
SPACE 2



# FLOOR PLAN



# SPACE ONE SUBDIVISION PLAN



FRAMINGHAM

**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

725 MAIN ST.  
MILLIS, MA

MicroGroup **STE**  
is part of connectivity

**KANGURU**  
an iStorage Group Company

**STEVE'S RENTAL** **IDI**  
Imperial Distributors.com

**CUBESMART**  
self storage

**MEGA** MASSACHUSETTS ELITE GYMNASTICS ACADEMY

**Acclarity** **ERA**  
REAL ESTATE

**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 | 57,781 SF SUBDIVIDABLE INDUSTRIAL SPACE AVAILABLE

**ALEX SMITH**

781.734.7613

[alex@stubblebinecompany.com](mailto:alex@stubblebinecompany.com)

**JAMES STUBBLEBINE**

617.592.3388

[james@stubblebinecompany.com](mailto:james@stubblebinecompany.com)

**DAVID STUBBLEBINE**

617.592.3391

[david@stubblebinecompany.com](mailto:david@stubblebinecompany.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL