

# Foxboro - For Sale \$2,735,000

56 Leonard Street - Unit 8

781.551.8888



## AVAILABLE FOR SALE

### ±16,576 SF Office/Warehouse

15,376 +/- SF 1st floor with a 3,500 +/- SF mezzanine level with 1,200 +/- SF of finished office. Office area is Heated and A/C, with High End Finishes, which include Open Area, Private Offices, Conference Room, Training Room and Kitchen Area.

2 Loading Docks and 1 Drive-in Door

Stud: 19-26' clear

Power: 3 Phase 400 A 120/208

Utilities: Elec., Gas, Water & Sewer

For more information or to schedule a tour, contact:

Mark Kearins

781-551-8888 x1 Office

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**Atlantic Commercial**  
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

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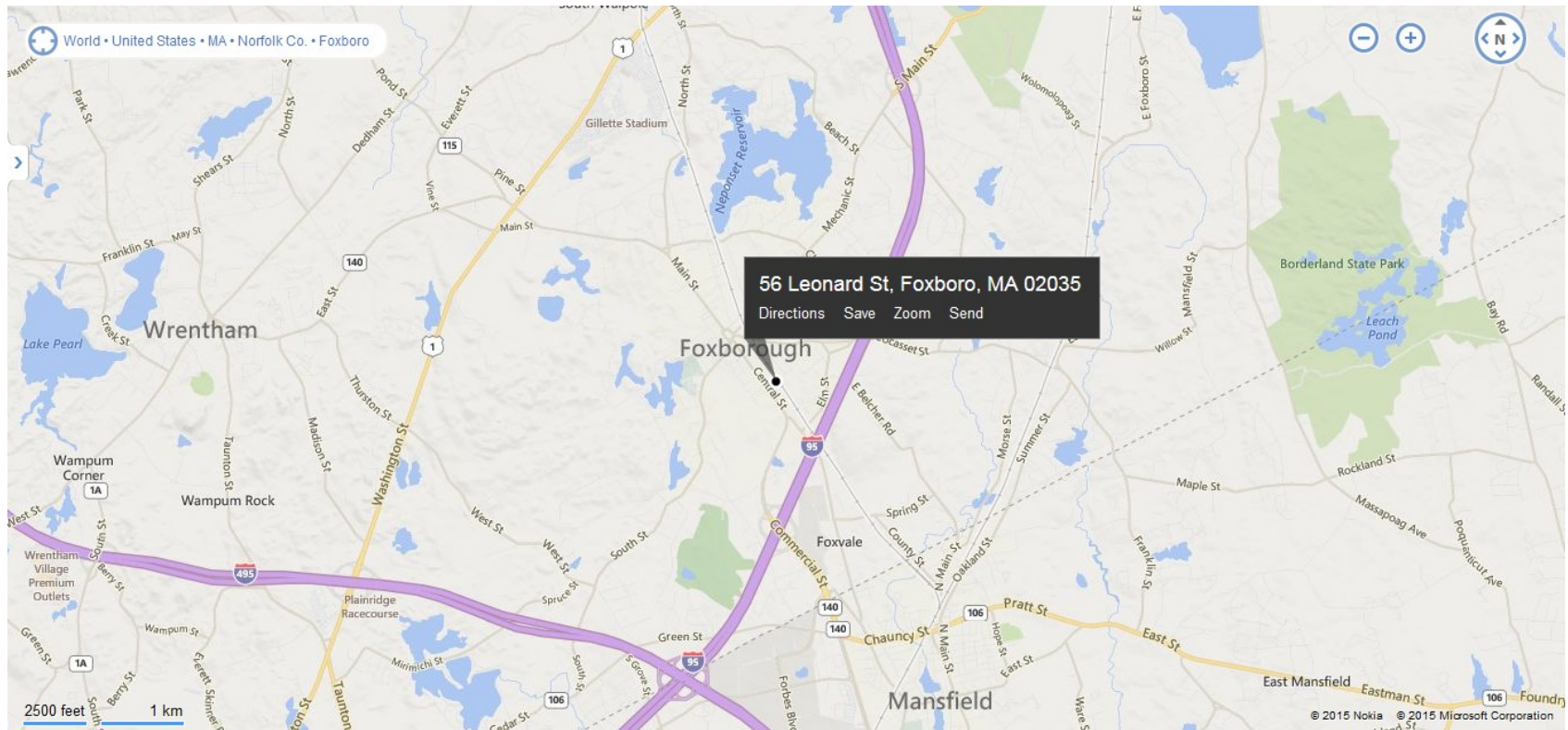


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## Map



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Foxboro, MA

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## 56 Leonard Street, Foxboro, MA, Unit 8

|                   |   |
|-------------------|---|
| Property:         | Office Warehouse Condominium                              |
| RE Taxes:         | \$ 22,227.00  |
| Condo Fee:        | \$condo fees = \$5,075.48 and capital expenses = \$833.93 |
| Zoning:           | Limited Industrial  |
| Common Land Area: | 3.5 +/- Acres   |



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