



\$8/SF Rent

 **JLL** SEE A BRIGHTER WAY

For Sublease

61 Strafello Drive, Avon, MA

±60,282 SF of
Office/Warehouse Space

60,282 SF

Office/Warehouse

JLL is pleased to present an unbeatable industrial/flex space sublease opportunity at 61 Strafello Drive in Avon, Massachusetts. Offering 60,282 SF in a blend of warehouse and office space, this property caters to a variety of users with a compelling below-market rent. The building boasts four loading docks, one drive-in door, 135 parking spaces, and classy office and conference rooms. Strategically situated just off of Route 24, the commute and shipping accessibility are unmatched.

Sublease details

Availability 60,282 SF

Date Available Immediately

Lease Expiration 05/31/2028

Rent \$8/SF

Building specifications

Total Building Area 60,282 SF

Office Area 6,188 SF

Warehouse Area 54,094 SF

Year built/renovated 1974/2023

Car parking 135 spaces

Electrical 800A 480Y/227V
3-Phase, 4-W

Clear height 16'

Loading Four (4) docks and one (1) drive-in door

Roof Type Centimark

Sprinkler Wet

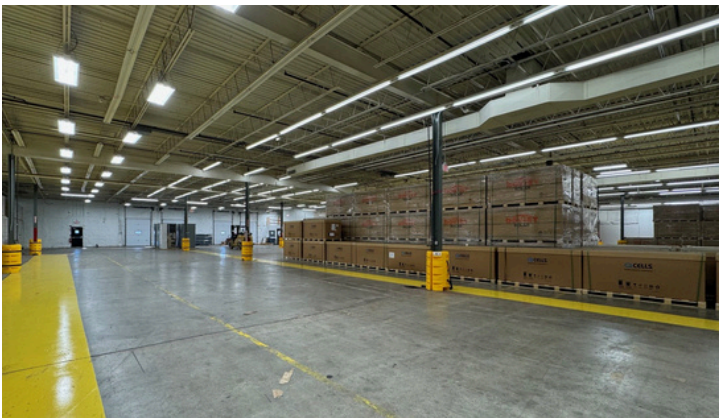
Utilities

Water Town of Avon

Sewer On-site Septic

Gas Columbia Gas

Electric National Grid



The floor plan illustrates a large industrial building. The main section is a vast warehouse area, colored light blue, with a total area of 54,094 SF. It features a grid of structural columns and is bordered by a loading dock system. The loading docks are categorized at the top: 4 proposed (red), 4 existing (blue), and 2 proposed (red). A small office suite is located within the warehouse area. To the right, a green-colored office wing contains 6,188 SF of space. This wing includes various rooms such as offices, a conference room, a lobby, a rest room, and a kitchen. A blue line with a circle at the end points from the '6,188 SF Office' label to the office wing.

4 PROPOSED LOADING DOCKS **4 EXISTING LOADING DOCKS** **2 PROPOSED LOADING DOCKS**

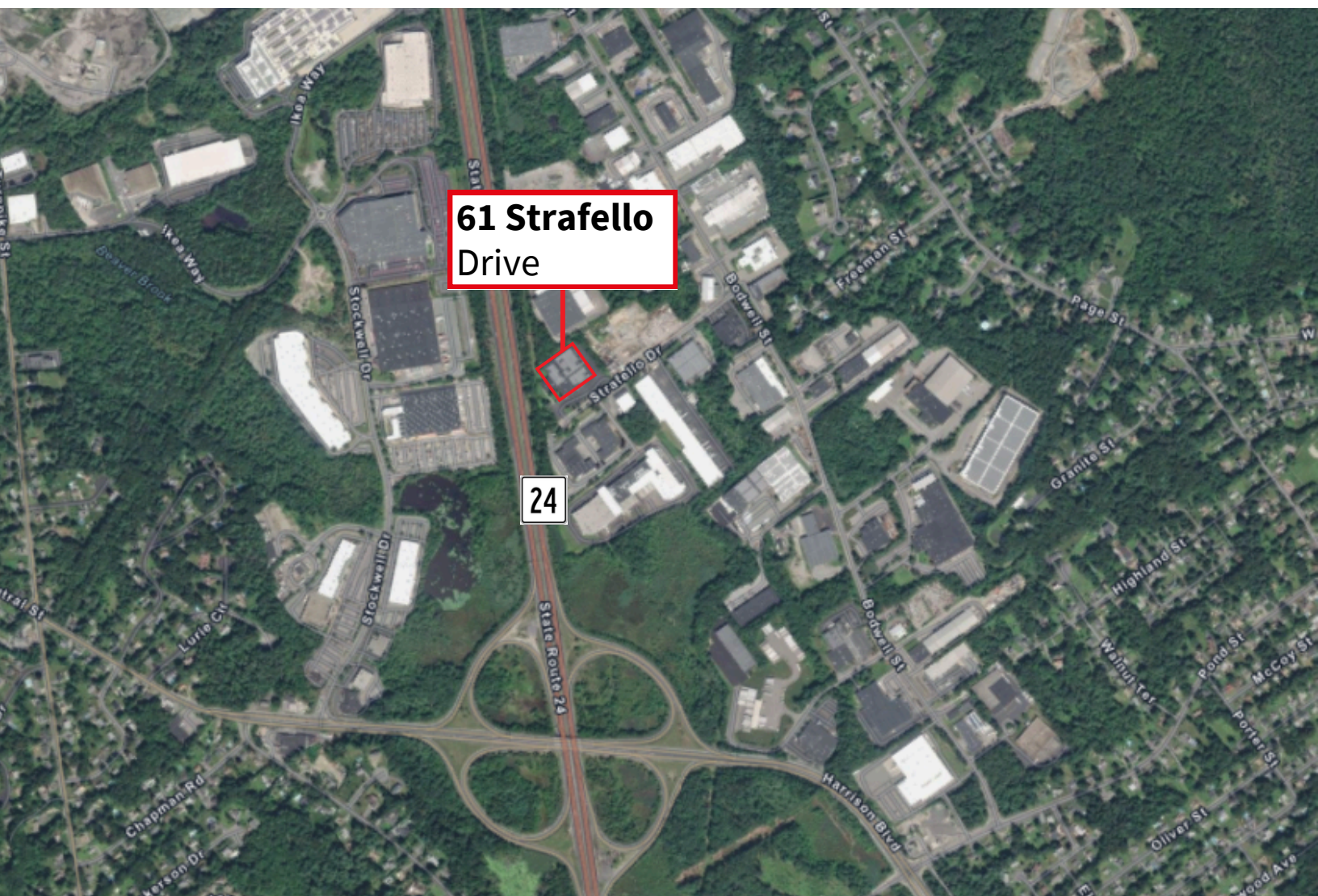
54,094 SF Warehouse

6,188 SF Office

61 Strafello Drive

Avon, MA

±60,282 SF of Office/Warehouse Space
For Sublease



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