

## FOR LEASE OFFICE & WAREHOUSE 199 Bay State Drive, Braintree, Ma

130 Liberty St, #9  
Brockton, MA. 02301  
508-588-5600

Sublease  
Thru 12/31/10

Total S.F. 160,000  
Land Area: 8.5 Acres  
Clear Ht: 21' - 22'  
Air cond: Office area only  
Sprinklers: Wet sprinkler system  
Roof: Rubber Membrane –  
2001

### Utilities:

Gas: Keyspan  
Electricity: Braintree Electric Light  
Water: Braintree Water &  
Sewer

### For Information Call:

**Peter Quinn, Cell: 781-820-7424**

**OR**

**Don Gale, Cell: 508-930-4792**

**1 1/2 Miles to Route 128**

**At South Shore Plaza**

**Please visit us at:**

**[www.quinnassociatesinc.com](http://www.quinnassociatesinc.com)**

Managed by National Development



### Available Space:

Unit 199: 18,000 S.F.  
Zoning: Commercial  
Sublease: Longer terms available direct with Lessor  
Docks: 4 with Cross Dock Capability  
Parking: 3.4/1000 S.F.  
Power: 1,500 amps  
Ceiling Ht: 21'  
Year Built: 1980, Refurbished In 2001  
Lease Rate: Warehouse: From \$5.00 S.F. NNN  
(\$2.35 PSF/CAM & R.E. Taxes)

**Available Immediately**

All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price rental or other considerations, prior sales or lease, or withdrawal without notice