

## 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**

**Please visit us at:**

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

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

**At South Shore Plaza**



### 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 \$4.75 S.F. NNN  
(\$2.35 PSF/CAM & R.E. Taxes)

**Available Immediately**