

# FOR SALE/POSSIBLE L.T. LEASE

**378 Page Street, Units 1-2-3-4, Stoughton, MA**

- First and Second floor, open with private offices
- Central Monitor and Burglar Alarm
- Ample Parking
- Conveniently located 1/2 mile to junction of Routes 24/139
- Four miles from Route 128
- 2006 New Rubber Roof
- UPS Store with freight elevator to second floor



For further information or if you wish to schedule an appointment to view this property, please call:

**Peter Quinn (781)820-7424**  
Or  
**Don Gale (508) 930-4792**

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|---------------------------|--|
| <b>TOTAL SQUARE FEET:</b> | 9,000 s.f. +/- First Floor<br>9,000 s.f. +/- Second Floor                                |
| <b>CAM:</b>               | \$9,512 Per Annum CAM - 2007 per floor   |
| <b>REAL ESTATE TAXES:</b> | \$8,600 Per Annum 2007 R.E. Taxes per floor  |
| <b>SALE PRICE:</b>        | Available Upon Request   |
| <b>AVAILABLE:</b>         | 60 Days +/-  |
| <b>LOADING;</b>           | 1 dock, UPS Height with freight lift   |
| <b>FIRE ALARM SYSTEM:</b> | Building complex (Units 1-14) is protected via a master box to Stoughton Fire Department |

