



Location: **Rt 495/Mass Pike West Ind Cluster
Hopkinton/Holliston Ind Submarket
Middlesex County
Hopkinton, MA 01748**

Building Type: **Class C Flex/Light Manufacturing**

Status: **Built 1980**

Tenancy: **Multiple Tenant**

Land Area: **3.69 AC**

Stories: **1**

RBA: **42,000 SF**

Total Avail: **18,000 SF**

% Leased: **100%**

Management: -
Recorded Owner: **Jelric Realty Trust**

Ceiling Height: **16'0"**
Column Spacing: -
Drive Ins: **1**
Loading Docks: **7 ext**
Power: **200a/208-480v 3p/3w**

Crane: **None**
Rail Line: **None**
Cross Docks: **None**
Const Mat: **Masonry**
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,
Water - City**

For Sale: **Not For Sale**
Expenses: **2020 Tax @ \$1.75/sf**
Parcel Number: **HOPK-000029R-000003**
Amenities: **Bio-Tech/ Lab Space**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,000	18,000	Withheld	30 Days	Negotiable	Direct
P 1st	6,000	18,000	Withheld	30 Days	Negotiable	Direct

Building Notes

Biotech, flex and wet lab spaces for lease.