

## 9 Bonazzoli Ave - Hudson Business Condos



Location: **Hudson Business Condos**  
**Rt 495/Rt 2 West Ind Cluster**  
**Concord/Maynard Ind Submarket**  
**Middlesex County**  
**Hudson, MA 01749**

Building Type: **Class C Manufacturing**

Status: **Built 1991**  
 Tenancy: **Multiple Tenant**

Land Area: -  
 Stories: **1**  
 RBA: **38,500 SF**

Landlord Rep: **Greater Boston Commercial Properties, Inc.**  
 Management: -  
 Recorded Owner: -

Total Avail: **3,750 SF**  
 % Leased: **100%**

Ceiling Height: **18'0"**  
 Column Spacing: -  
 Drive Ins: **22 - 10'0" w x 12'0" h**  
 Loading Docks: **None**  
 Power: **200a/208v**

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

Expenses: **2022 Tax @ \$0.25/sf; 2009 Est Ops @ \$0.08/sf**

Parcel Number: **HUDD-000031-000000-000513, HUDD-000031-000000-000528**

Parking: **20 Surface Spaces are available; Ratio of 0.52/1,000 SF**

Amenities: **Air Conditioning, Signage**

| Floor   | SF Avail | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|---|----------|-------------|-------|------------------|-----------|------------|----------|
| P 1st / Suite 11  | 1,250    | 1,250       | No    | Withheld         | 30 Days   | Negotiable | Direct   |
| <i>Greater Boston Commercial Properties, Inc. / Bret O'Brien (508) 925-7477</i> |          |             |       |                  |           |            |          |
| P 1st / Suite 3   | 1,250    | 1,250       | No    | Withheld         | 30 Days   | Negotiable | Direct   |
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