

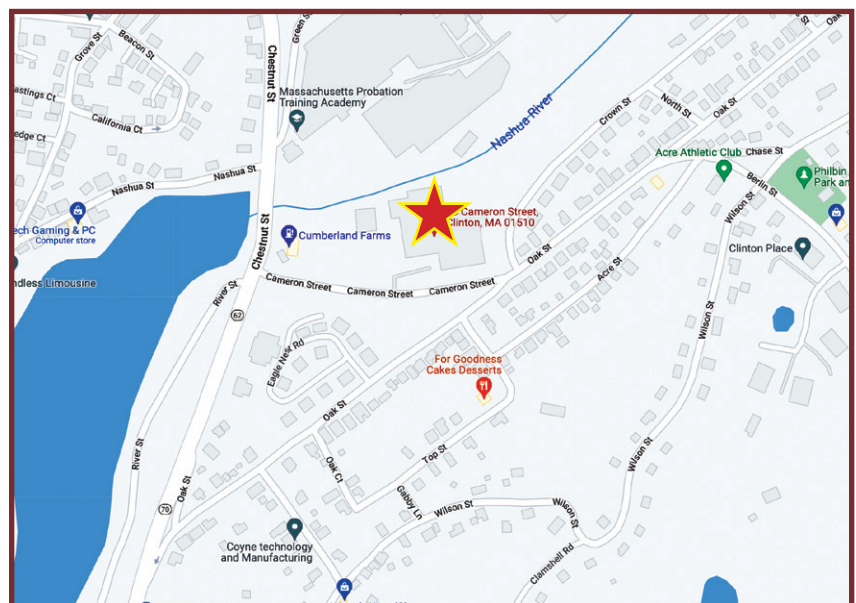
20 Cameron Street Clinton, MA

For Sale / Lease



167,971 Sq. Ft. Complex on 5.64 Acres

The Cameron street complex sits on 5.64 acres, comprised of a 167,921 Sq. Ft. four story mill building and a 12,000 Sq. Ft. free standing building.



www.greaterbostoncp.com

Contact Exclusive Agent:

Benjamin Gatti Executive Vice President
ben@greaterbostoncp.com • 508-273-2133

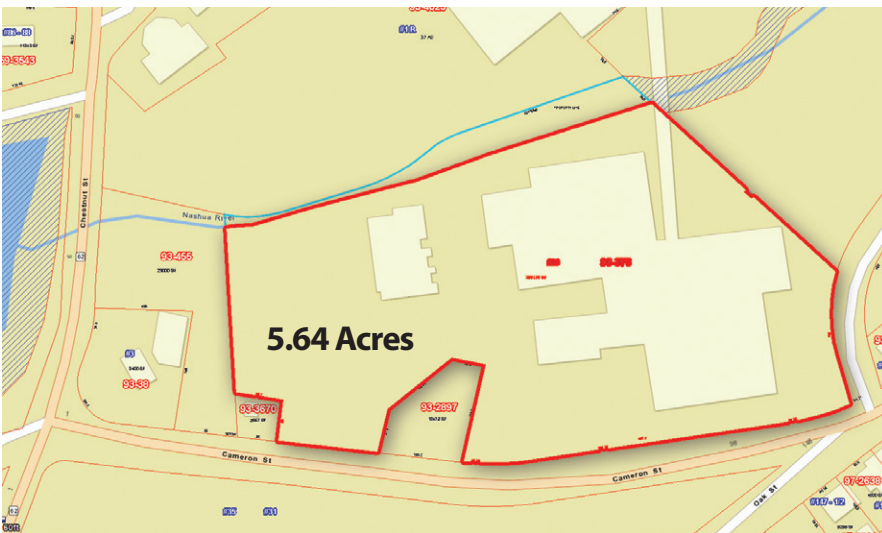
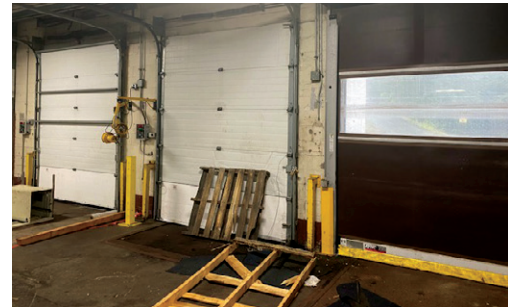
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GREATER BOSTON
COMMERCIAL PROPERTIES INC.

44 Bearfoot Road, Suite 375, Northborough, MA 01532

20 Cameron Street Clinton, MA

For Sale / Lease



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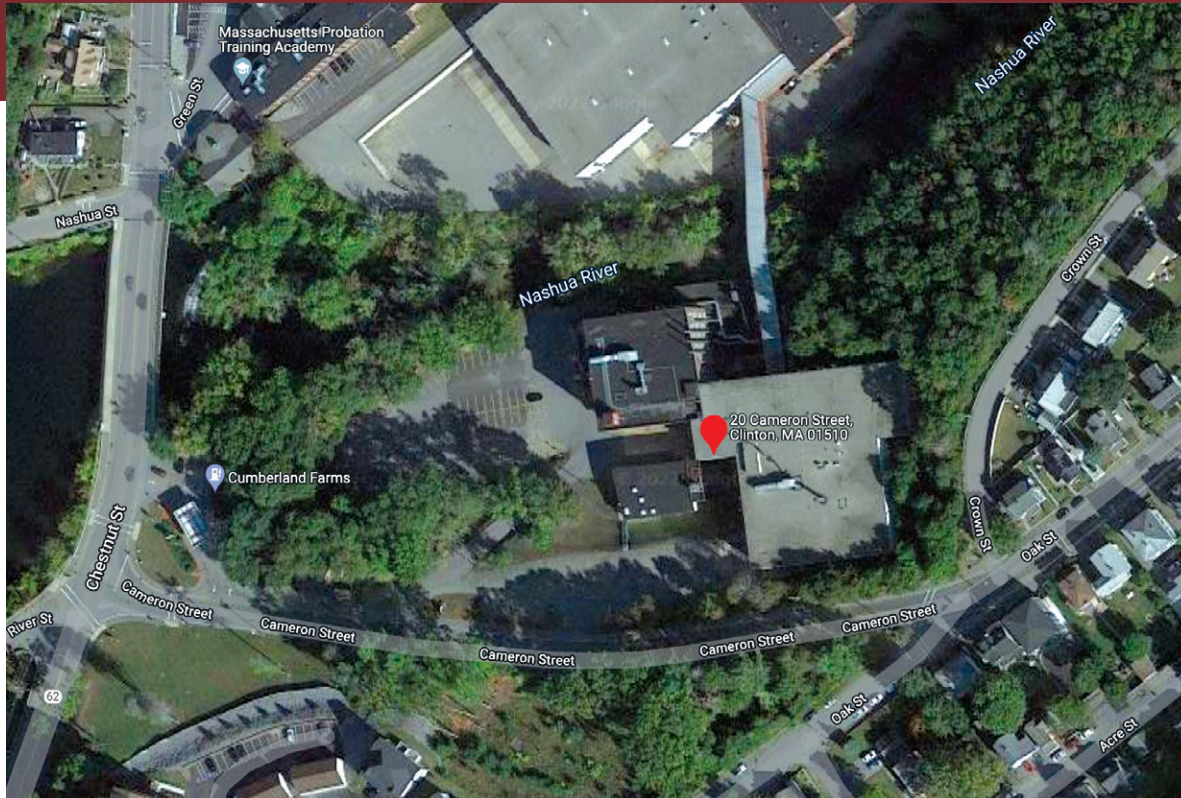
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Gas: High pressure 6" gas line
Power: Dedicated 13.8 kV primary line. The campus has 10 MW of electric capacity. Current switch gear steps it down to 480V 3 phase and is a 4000-amp service

Elevators: 5 ton freight elevator
20 ton freight elevator

Clear Height: 18'-20'

Offices and conference rooms

Built on a hill and has 2 ground levels, each with a parking lot. The first floor has 75 marked, and a dedicated lot on the 3rd floor has 30 marked spaces.

Smaller building terms:

15 year NNN lease, 15 year extension, from \$12/sf

3% minimum annual increases, up to CPI+1

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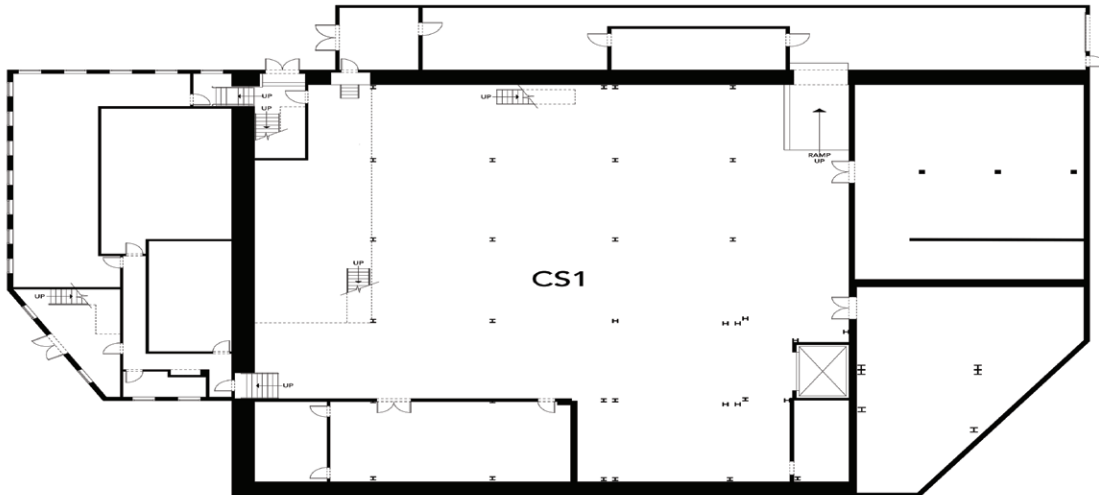
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Lower Level – 20,722 Sq. Ft.



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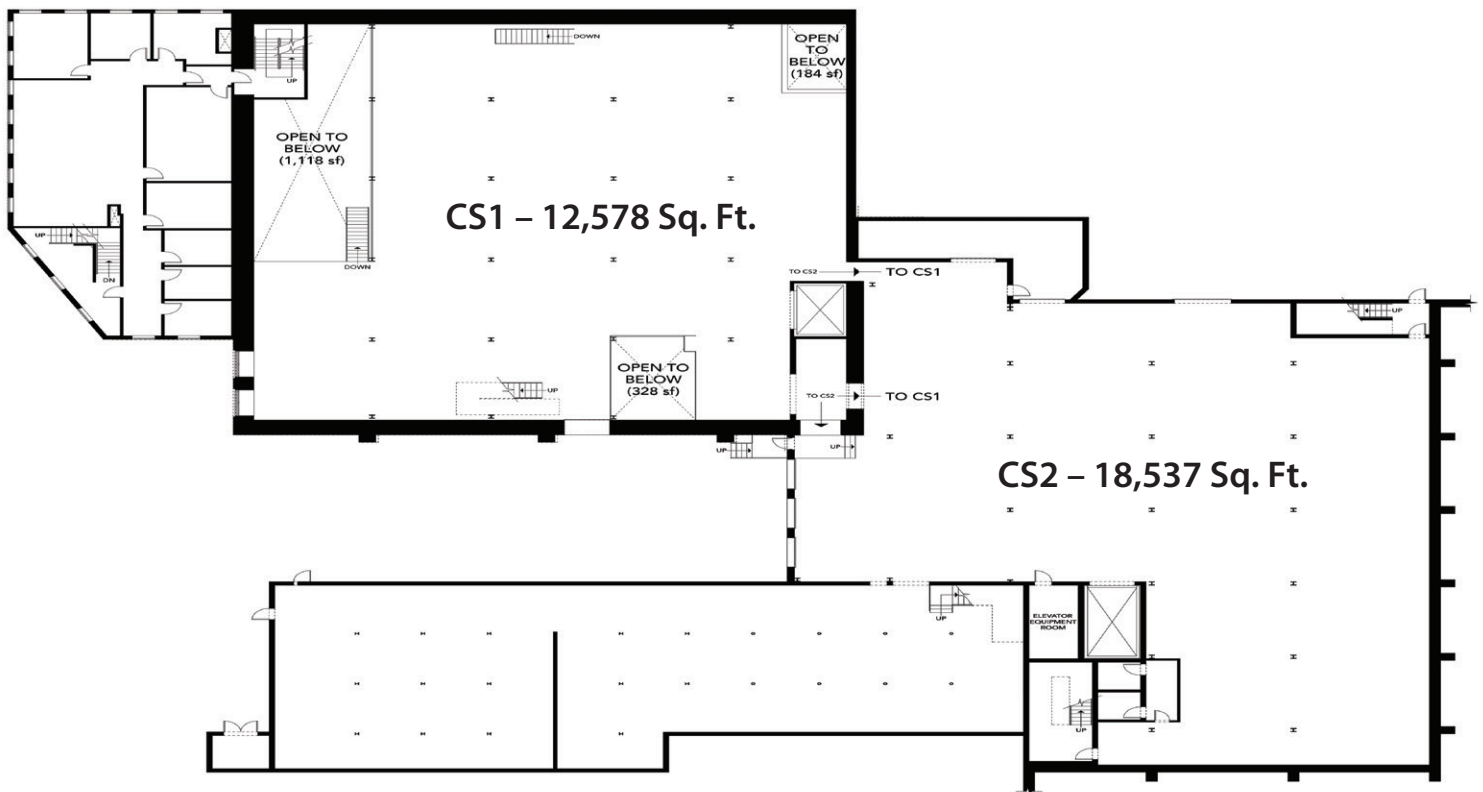
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First Floor – 31,115 Sq. Ft.



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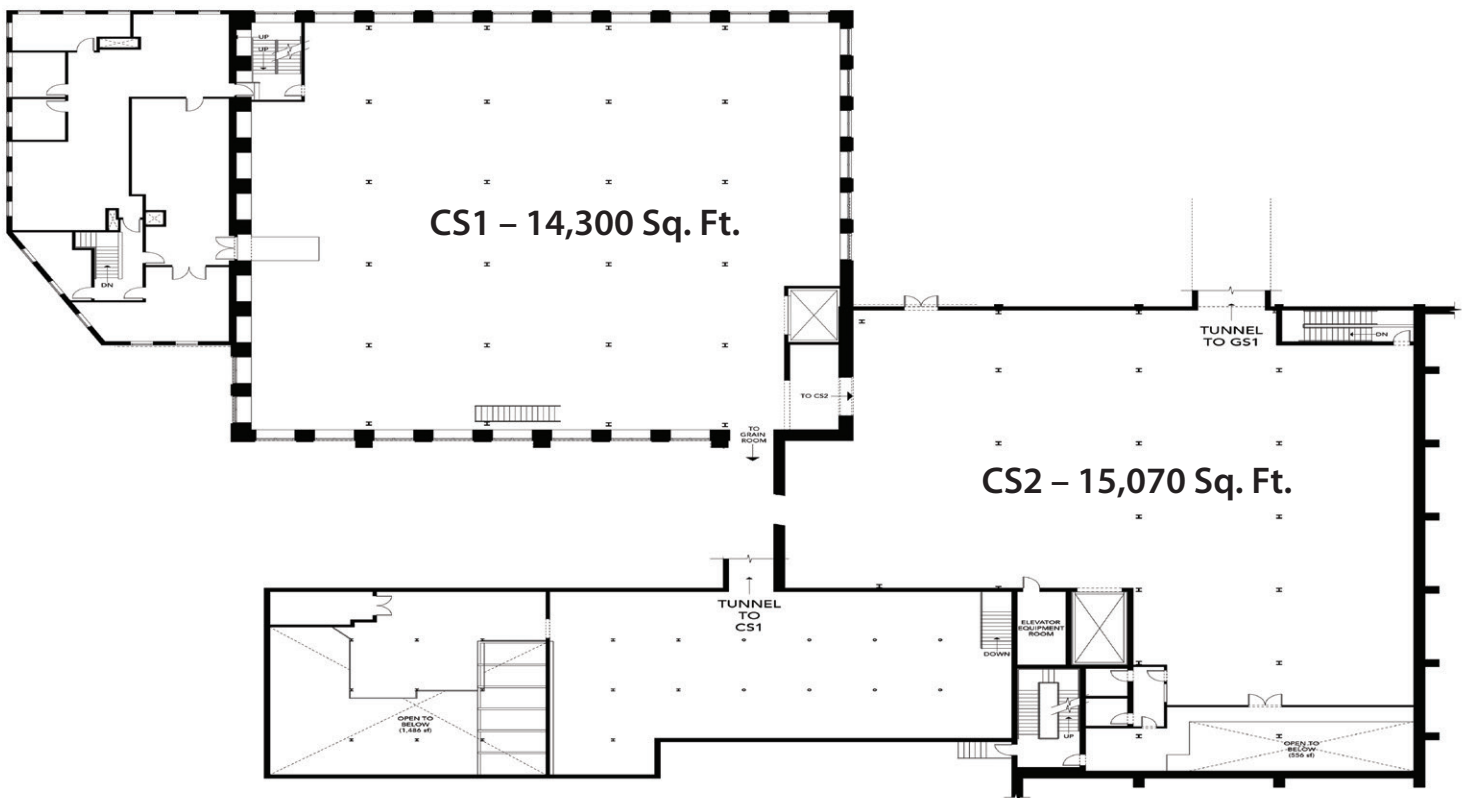
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Second Floor – 29,370 Sq. Ft.



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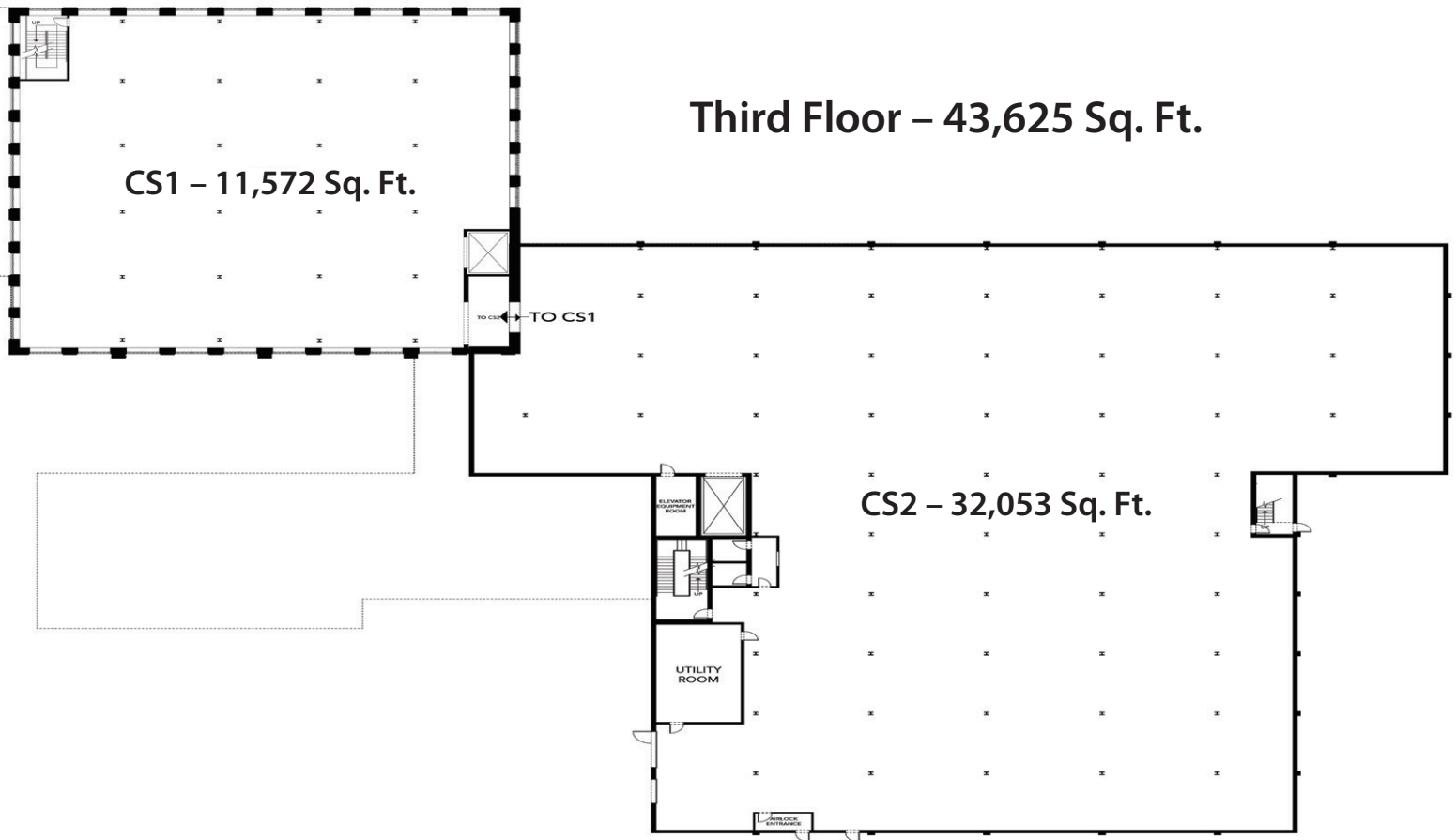
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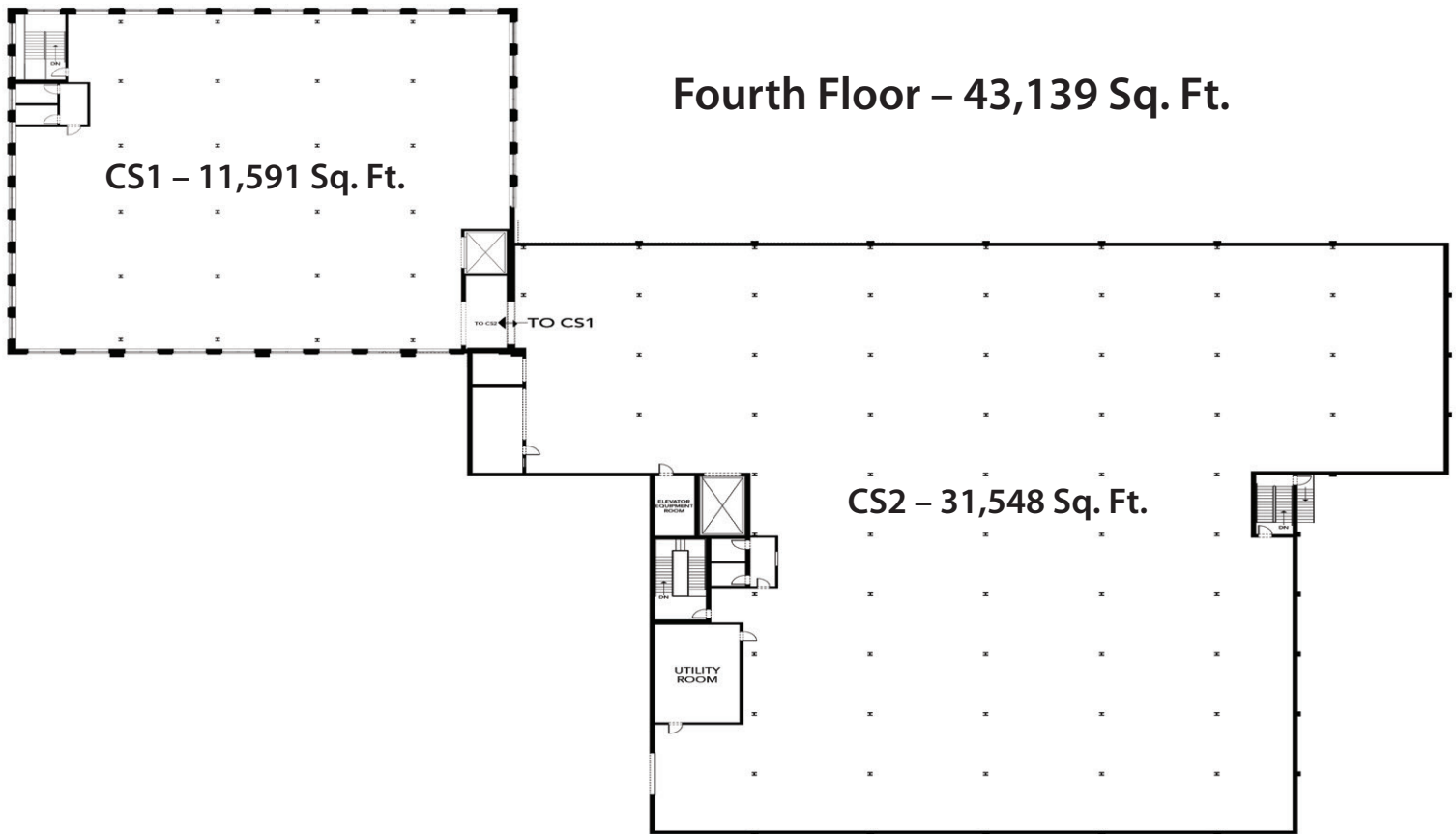
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