

STATE OF THE ART MANUFACTURING FACILITY FOR LEASE OR SALE 428 Main Street, Hudson, Massachusetts



Rental Rate: \$6.50 NNN
Sale Price: \$6,500,000
Facility Size: 81,388 SF
Full size floor plans available upon request
Space Available: 81,388 SF
Will Subdivide; from 14,388 SF - 54,840 SF
Lot Size: 5.12 acres
Ceiling Height: 24' clear warehouse/industrial 10' clear office/manufacturing/R&D
Construction: Ornamental concrete block and brick
Roof: Rubber membrane roof
Power: 4,200 amps, 3 phase, 480 volts
HVAC: Gas heat, fully air-conditioned
Sprinklers: Wet sprinkler system
Parking: Ample on site parking available
Loading Docks: 4 plus 1 overhead drive in door
Location: 2.5 miles to 290/495 connector
Comments: State of the art manufacturing/industrial/R&D facility; suitable for a variety of uses
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IN EXCESS OF 1 MILLION SPENT ON RECENT UPGRADES!

Facility features Include:

- Security card access system with digital camera system for interior/exterior
- Wireless antenna system and hard wiring throughout building
- Humidifier system
- Anti-static resistant system
- Vestibule with paging system and glass beak coverage through-out the building
- Wet interior sprinkler system
- Heat/smoke activated fire alarm system
- Large interior vault
- 3,000-amp, 277/480-volt wire service in Building A
- 1200-amp wire service with 14 100-amp sub services in Building B
- One (1) 3,000 pound passenger elevator and one (1) freight elevator
- Nicely landscaped with automatic irrigation system
- Production areas have VCT tile, acoustic suspended tile ceilings and benches in place
- Office areas are carpeted with acoustic suspended tile ceilings
- Some office furnishings, production benches and warehouse equipment available in place

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Total Square Footage: 81,388 SF; WILL SUBDIVIDE.



Building Section A – Two Story (110' x 65') x 2 14,388 SF



Light Manufacturing Area



Building Section B – Single Story (220' x 50') 12,160 SF
-2 Loading Docks (19' x 40')



Warehouse Area



Building Section C – 1st Floor (160' x 219'9") 35,000 SF
- 2nd Floor (160' x 124') 19,840 SF
- 3 Loading Docks

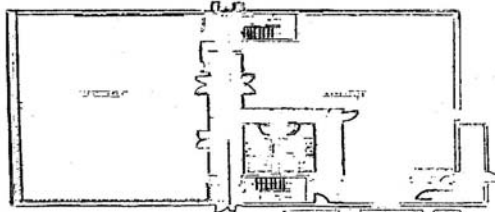


Office/Manufacturing Area

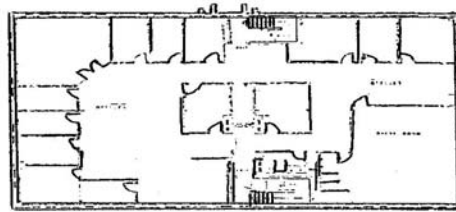
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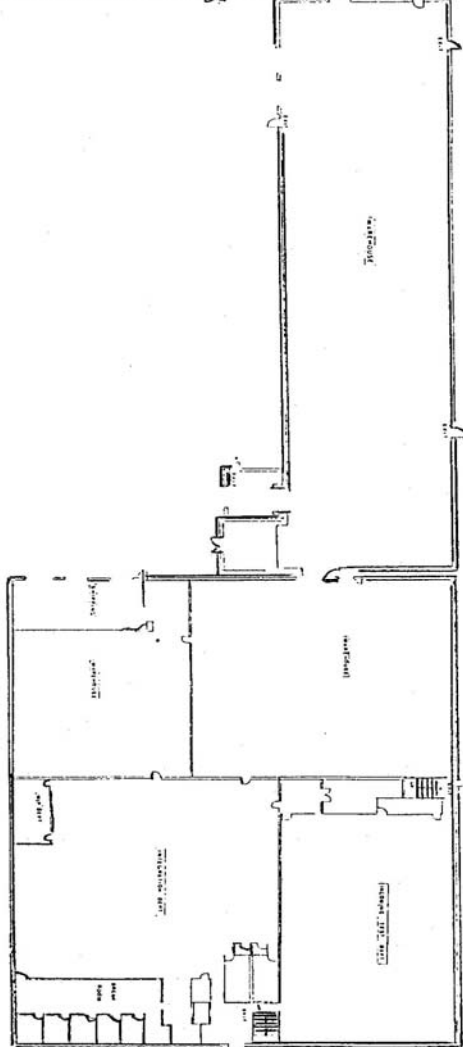
Building A First Floor



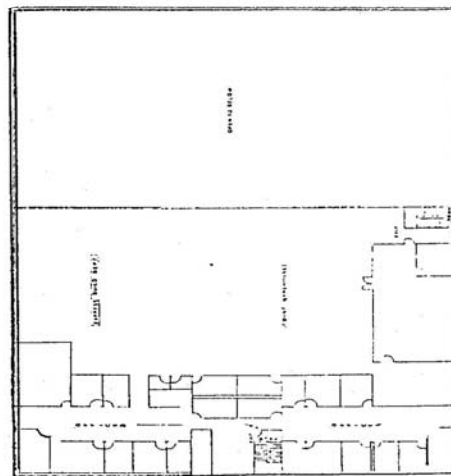
Building A Second Floor



Building B



Building C First Floor



Building C Second Floor