



20,000 Square Foot, Single Story Brick Office, Warehouse, Manufacturing & Flex Building

116-122 South Street is located in the Hopkinton Technology Park, a master-planned commerce center offering tenants identity, amenities, and expansion capabilities. The park is located just five minutes from the intersection of the Massachusetts Turnpike (Interstate 90) and Interstate 495. From this location, downtown Boston and Logan Airport are just 30 minutes away.

This attractive brick R&D building was designed as a high-image modular spec building, and is accented by green lawns, mature trees, and flowering shrubs and perennials. This property consists of 28,800 square feet of floor space and offers maximum flexibility for office, R&D, manufacturing and warehouse use.

(508) 481-8200



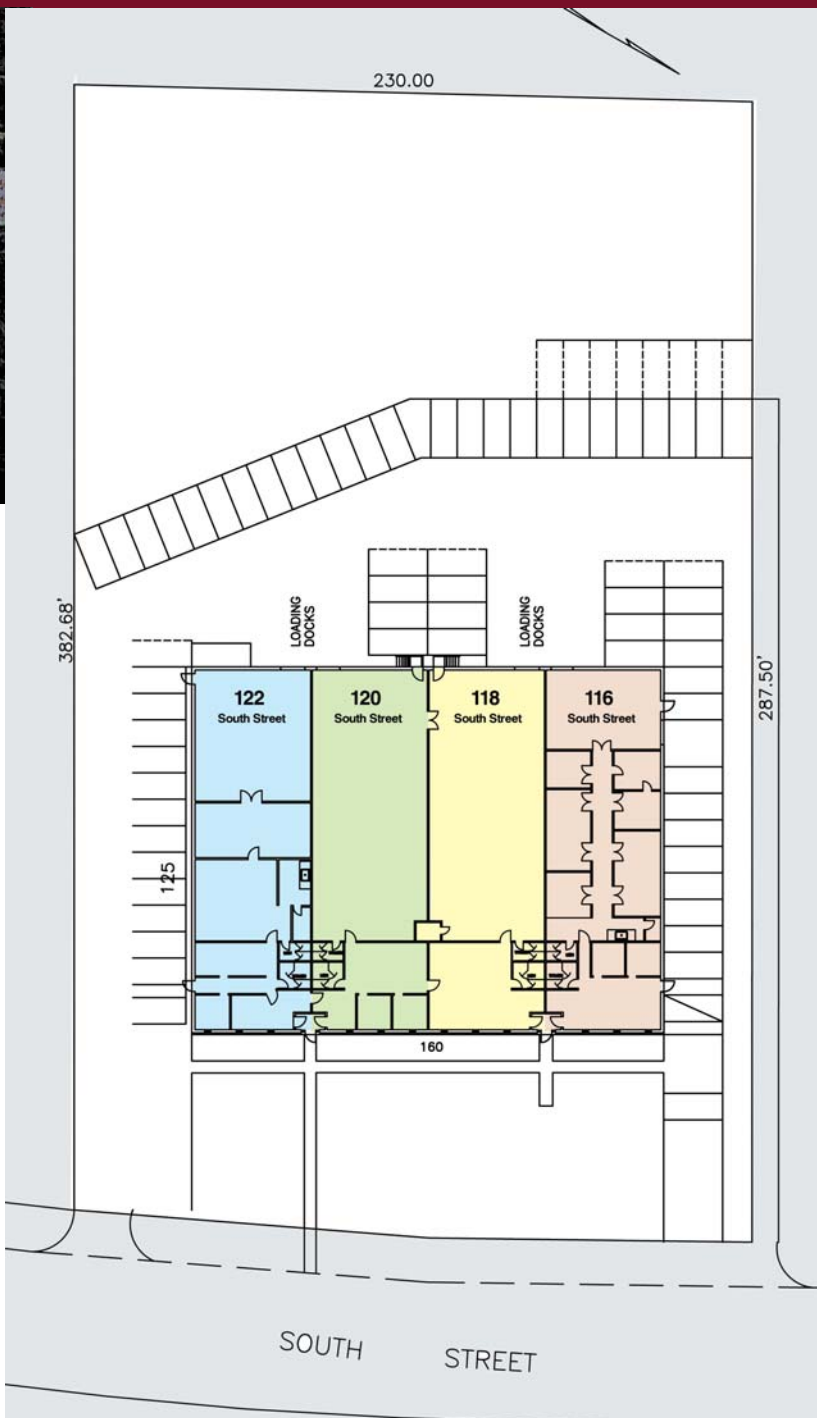
LEASING BY:

COMMERCIAL
O'BRIEN
PROPERTIES, INC

Hopkinton

TECHNOLOGY PARK

116-122 South Street



TYPE	Office & light manufacturing or warehouse space, single story brick building
WAREHOUSE	Sealed concrete floor, painted walls, clear span
TOTAL SIZE	20,000 square feet (125' x 160')
EXPANSION	10 building master planned campus style park
ROOF	New Rubber Membrane in 2000 with 25 year warrantee
LOADING	Four (4) Tailgate 8' x 10' One (1) 10' x 12' grade level overhead door
PARKING	3.35/1,000
HVAC	Full HVAC, by roof mounted combination units
UTILITIES	Separately metered NSTAR gas & electric Private septic
CLEAR HEIGHT	14' ft clear height
POWER	800 Amps @ 480 Volts, 3 phase, 4 wire
LIGHTING	277 Volt 8' fluorescent

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www.obriencommercial.com