

FOR SALE OR LEASE

# ±44,000 SF R&D FLEX SPACE TWO BUILDINGS

58 MAIN STREET  
Bolton, MA



- + MOTIVATED SELLER
- + EXCELLENT ACCESS
- + TREMENDOUS VALUE CREATION OPPORTUNITY
- + TWO MILES TO I-495
- + IDEAL FOR OWNER/USER
- + FLEXIBLE USE

MAIN STREET

BOLTON WOODS WAY



# TWO BUILDINGS ±44,000 SF R&D FLEX SPACE



## PROPERTY OVERVIEW

CBRE/New England is pleased to present a premier, two-building, flex and R&D property in Bolton, MA. 58 Main Street sits on ±6.83 acres and is well located along Route 117, two miles from Exit 27 on Interstate 495, just over 30 miles from downtown Boston and 20 miles from Worcester. Formerly occupied by Cobham and Atlantic Microwave Corporation, 58 Main Street puts an owner/user in a uniquely self-sufficient position to run their entire operation out of one location.



## PROPERTY SPECIFICATIONS

### BUILDING 1

- + **Lot Size:** ±6.83 acres
- + **Total Building SF:** ±8,000 (80'x100')
- + **Year Built:** 1974
- + **Parking:** 150 spaces (both buildings)
- + **Roof:** Rubber membrane
- + **Column Spacing:** 25' x 25'
- + **Number of Stories:** One
- + **Loading:** One drive-in loading dock
- + **Clear Height:** 10'6" to bottom of joists
- + **Fire Protection:** Smoke detectors
- + **Power:** 800 Amps, 120/208 Volts, 3 phase, 4 wire
- + **Zoning:** Industrial
- + **Utilities:**
  - **Water:** Well pump
  - **Sewer:** Septic system
  - **Electric:** National Grid
- + **HVAC:** RTU AC cooling units/forced hot water boilers with reheat coils and baseboard perimeter heat
- + **Est. Taxes:** \$1.47/SF (FY2017 estimate)

### BUILDING 2

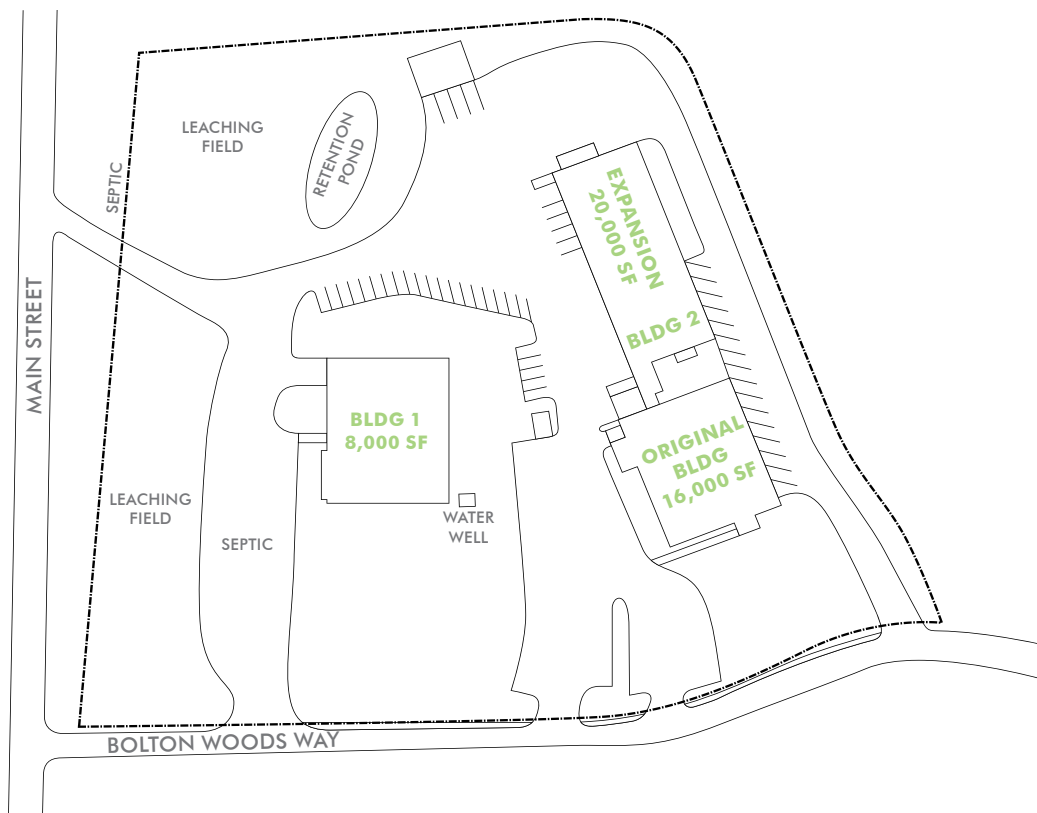
- + **Lot Size:** ±6.83 acres
- + **Total Building SF:** ±36,000
- + **Year Built:** 1974, expansion in 1999
- + **Parking:** 150 spaces (both buildings)
- + **Roof:** Rubber membrane
- + **Column Spacing:** 20' x 25'
- + **Number of Stories:** Two
- + **Loading:** Two tailboard loading docks
- + **Clear Height:**
  - **Original Building:** 11'6" to steel trusses on first floor, 9'6" to drop ceiling on second floor
  - **Expansion Building:** 12'2" to the drop ceiling and 13'7" to the steel trusses
- + **Fire Protection:** Partial sprinkler system in expansion of Building 2
- + **Power:** 2,800 Amps, 120/208 Volts, 3 phase, 4 wire
- + **Zoning:** Industrial
- + **Utilities:**
  - **Water:** Well pump
  - **Sewer:** Septic system
  - **Electric:** National Grid
- + **HVAC:** RTU AC cooling units/forced hot water boilers with reheat coils and baseboard perimeter heat
- + **Est. Taxes:** \$1.47/SF (FY2017 estimate)



## FLOOR PLAN - BUILDING 1

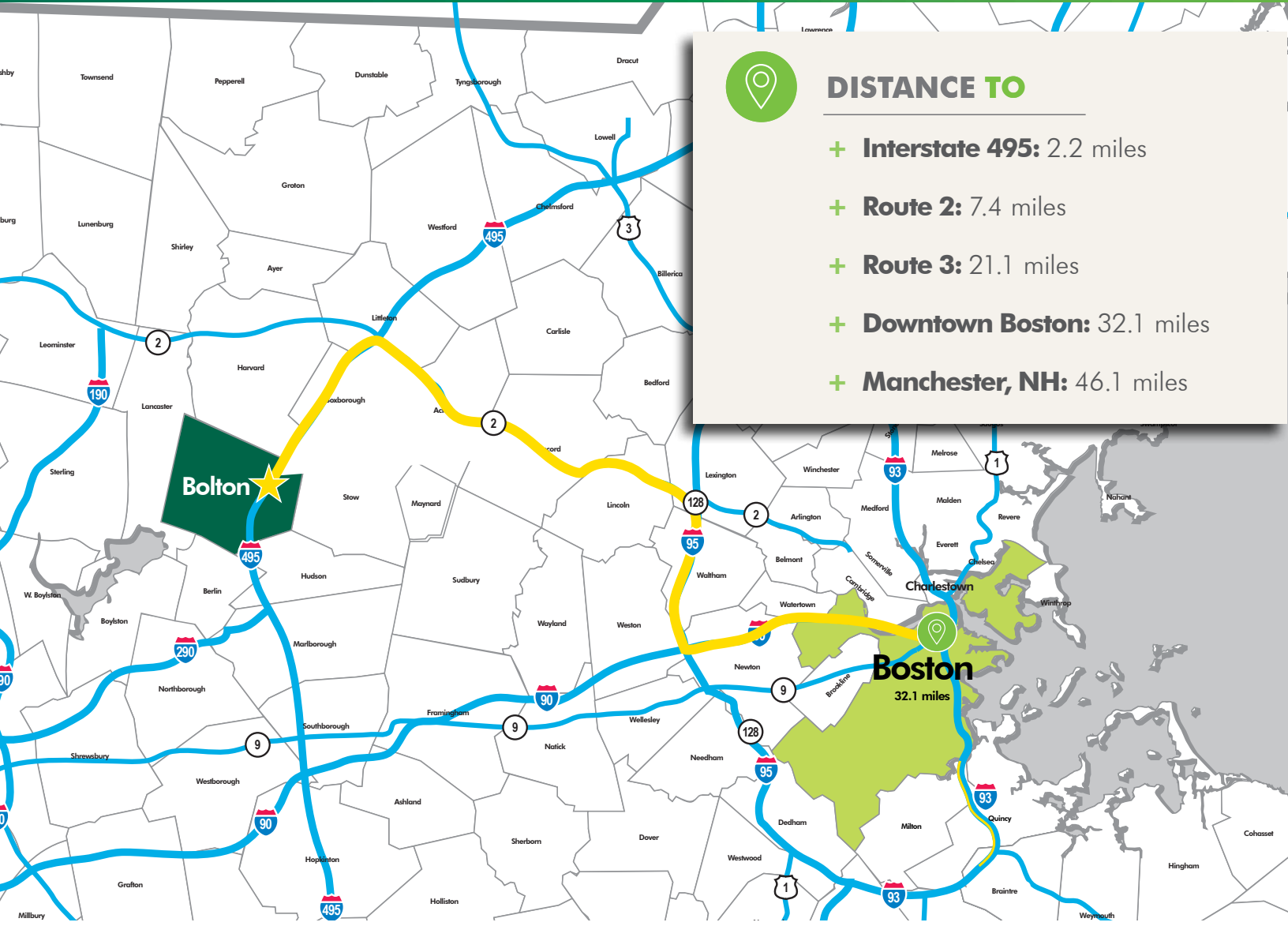


## SITE PLAN



# TWO BUILDINGS ±44,000 SF R&D FLEX SPACE

FOR SALE OR LEASE  
58 MAIN STREET  
Bolton, MA



## CONTACT US

### JASON LEVENDUSKY

Executive Vice President  
+1 617 912 7033  
jason.levendusky@cbre.com

### MATT FUREY

Associate  
+1 617 912 6973  
matthew.furey@cbre.com

© 2018 CB Richard Ellis – N.E. Partners, LP. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.