



PROPERTY INFORMATION

Owned and managed by A.W. Perry, this 32,127 sf, industrial building is conveniently located off Route 3 Exit 15/ Derby Street in South Shore Park. It is a short commute from Boston and all points on the South Shore.

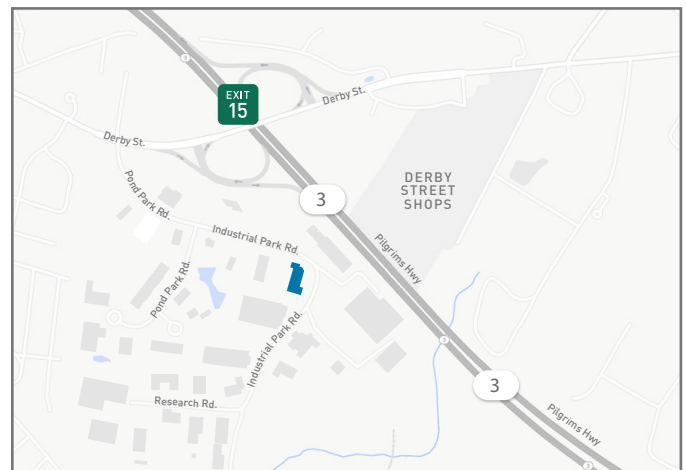
FEATURES

- **Loading:**
 - 6 Total Overhead Doors
 - 2 Dock Height Doors
 - 3 Drive-In Doors
 - 1 Drive-In to Dock Height for 53' Trailer
- **2 - 5 Ton Overhead Cranes**
- **Power:**
 - 1,000 AMP, 277/480V, Three Phase Power, Providing 24W/SF at 480V, Three Phase
- **Parking Spaces: 58**
- **Concrete Block and Steel Construction**
- **Land Area: 2.77 Acres**

LEASING OPPORTUNITIES

Manufacturing/ Warehouse: **25,315 sf** | Floor: **1**
Available: **February 1, 2018**

Office: **6,812 sf** | Floor: **1 & Mezzanine**
Available: **February 1, 2018**

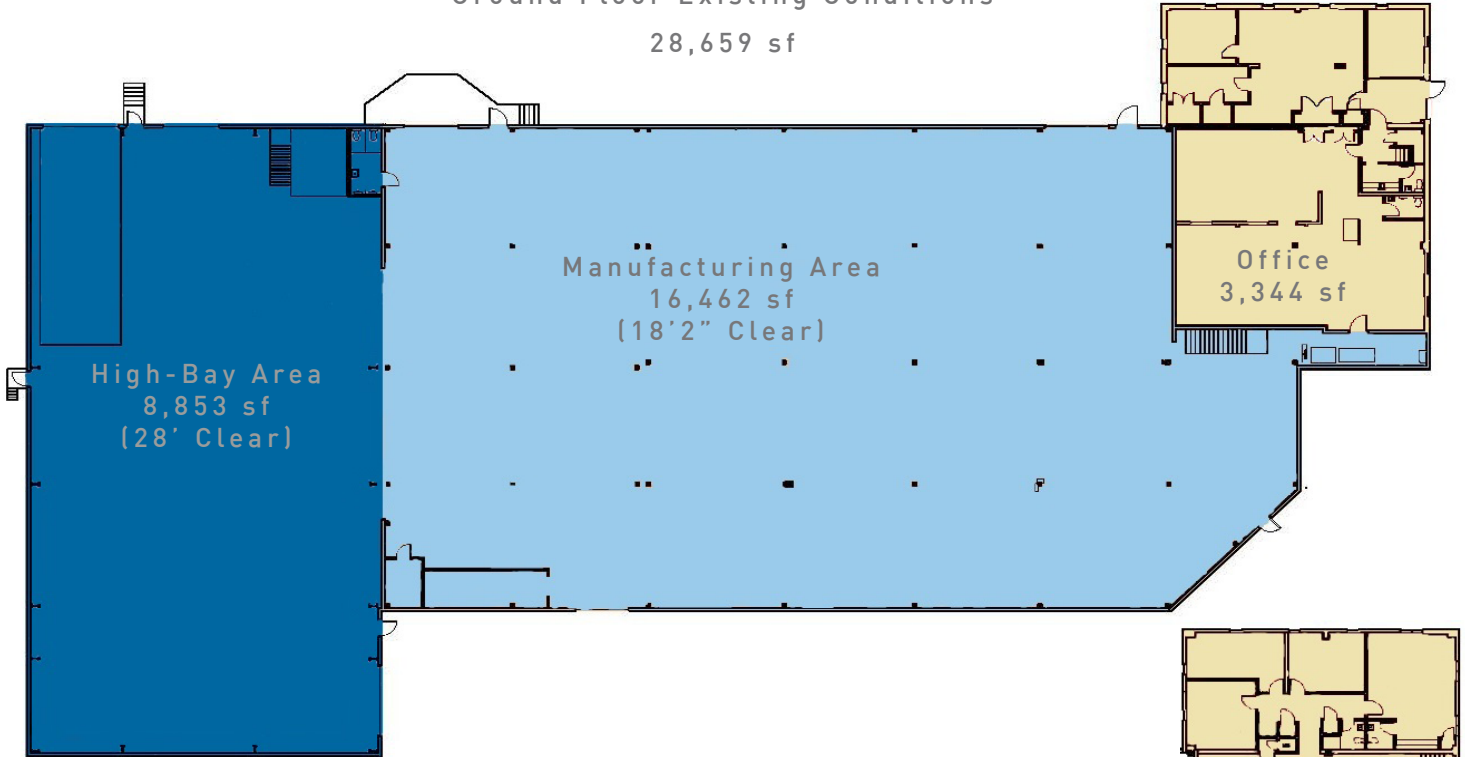


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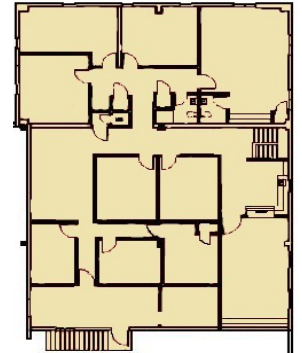
Ground Floor Existing Conditions

28,659 sf



Mezzanine Existing Conditions

3,468 sf →



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