



**SPACE
FOR
LEASE**

**41 MAIN STREET
BOLTON, MA**

**FLEX / WAREHOUSE SPACE
125,200 TOTAL SF AVAILABLE**

41 Main Street is a 301,647± square foot first class office/flex/ warehouse building set on 72± acres. The property features full air conditioning, fitness center, along with a full service cafeteria (newly renovated) in a campus like setting. This building is an exceptional facility for tenants requiring flexibility in size, opportunity for growth and tremendous access to New England's major roadways.

It's located on Route 117 just two miles East of I-495 Exit 27. Property is contiguous with several trail heads to Delaney Conservation Area, which offers trails for walking, running and mountain biking.

To learn more contact: Nate Nickerson at 978 369 5500 ext. 124.



**EXCLUSIVE LISTING AGENT:
O'BRIEN COMMERCIAL PROPERTIES, INC.**



336 Baker Avenue | Concord, MA



978-369-5500

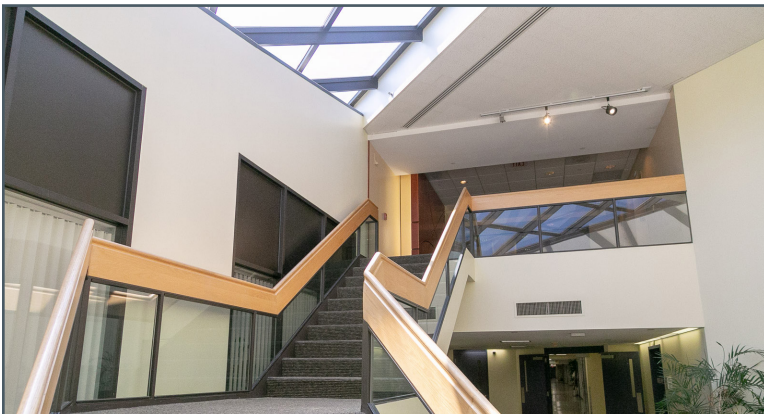
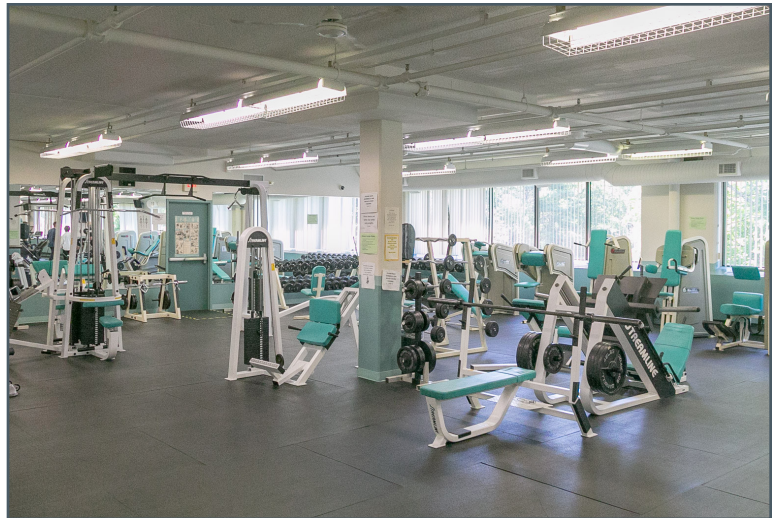


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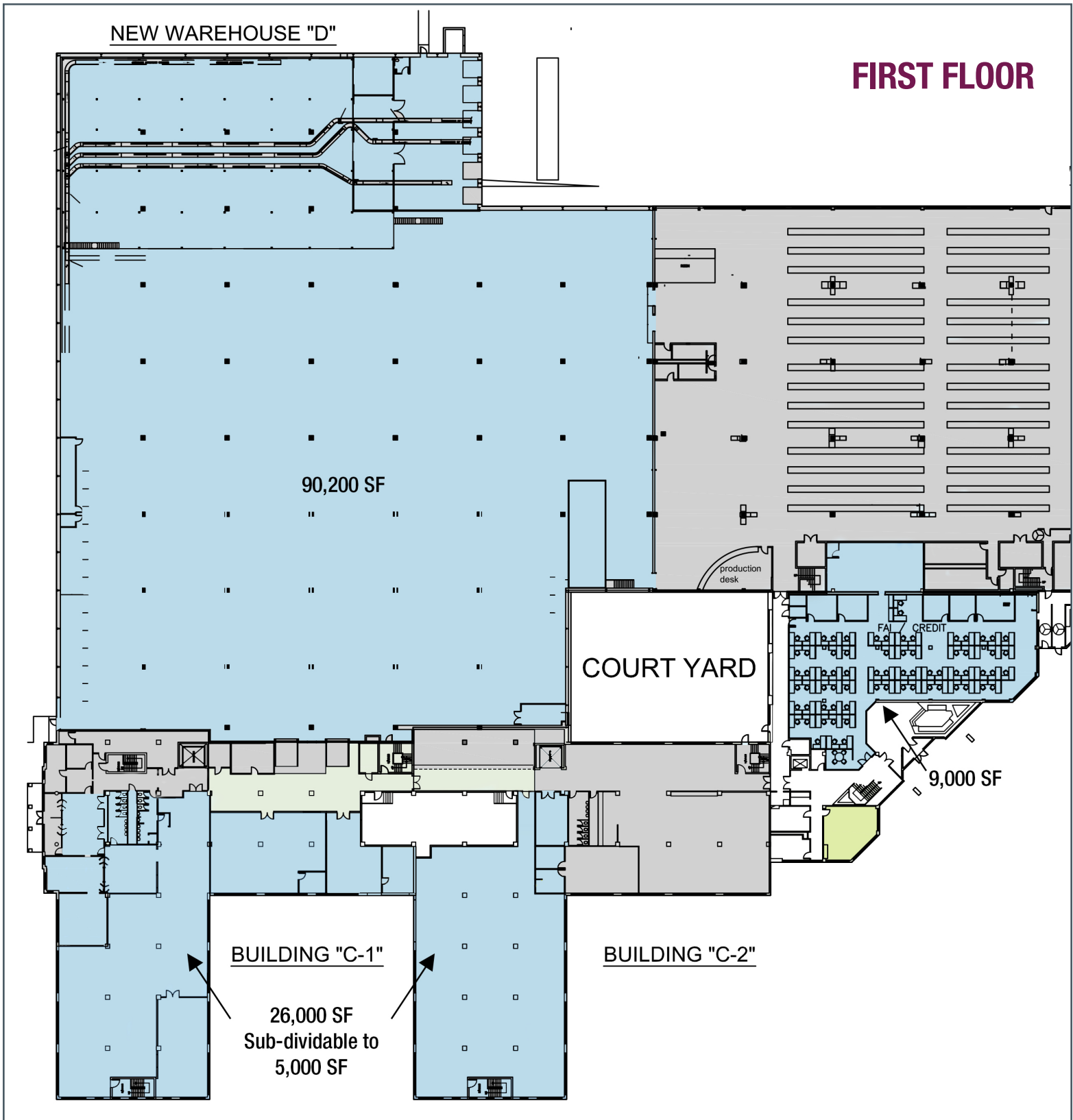
>> SPECIFICATIONS

Year Built: 1966
Renovated: 2014
Total Size: 301,643 SF
Available: 125,200 SF
Type: Flex
Land: 72.25 Acres
Zoning: Industrial
Stories: Three (3)
Docks: 6 Exterior
Ceiling: 12' - 30'
Parking: 633 Spaces
Sprinklers: Wet System
HVAC: 100% Air-conditioned
Water/Sewer: Private
Sewer: City
Power: 1,600v / 3-phase
Internet: High-speed



TO LEARN MORE CONTACT: O'BRIEN COMMERCIAL PROPERTIES, INC.
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>> FLOOR PLAN



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