



### PROPERTY INFORMATION

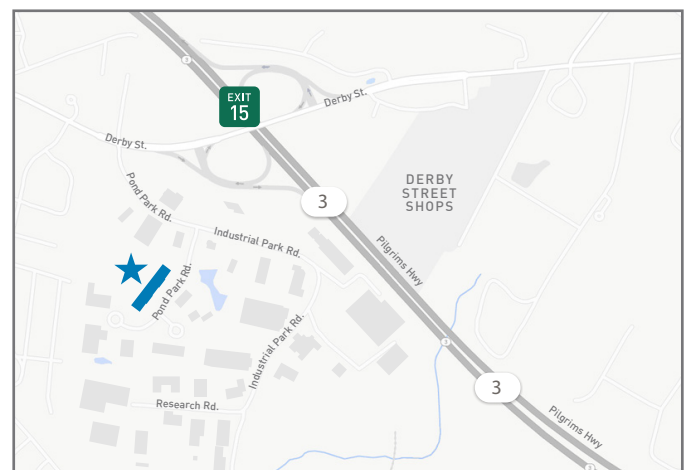
This 41,350 sf Office/Warehouse/Light Industrial Building is conveniently located off Route 3 Exit 15/ Derby Street in South Shore Park.

- Central Air Conditioning in Office Space
- Gas Heat
- Fully Sprinklered
- 12' Clearance in Warehouse Space
- 8' x 8' Insulated Overhead Tailboard Loading Door Per Unit
- Private Front and Rear Entrances
- Professionally Landscaped Grounds
- Owned and Managed by A.W. Perry

### LEASING OPPORTUNITIES

Size: **2,400 sf** | Floor: **1 (Bay 10)**

Size: **2,400 sf** | Floor: **1 (Bay 13)**



**PERRY**  
BROKERAGE

Commercial  
Real Estate  
Services

Bay 13- Existing Conditions  
2,400 sf

