

22 Pleasant Street South | Natick, Massachusetts

FOR SALE



42,000 SF Office/Warehouse/Manufacturing/Lab Building

22 Pleasant Street is a single story, free standing building situated on the banks of the Charles River. The property is located right off Route 16 and only 1.4 miles from the Natick Commuter Rail. Easy access to Route 135 and Route 9 and only a few minutes to Route 128.

- 42,000 SF available (dividable)
- 7,000 SF office space
- Office, warehouse and manufacturing space
- Attractive private wooded setting in picturesque South Natick
- 4.1 acres of land
- Convenient to Dover, Sherborn, Needham & Wellesley

SALE PRICE: \$3,200,000

For more information please contact:

Dean Blackey 508-651-9019, dblackey@rwholmes.com

Garry Holmes 508-651-9020, gholmes@rwholmes.com

R.W. HOLMES
COMMERCIAL REAL ESTATE

321 Commonwealth Road, Suite 202, Wayland, MA 01778 | Phone (508) 655-5626 www.rwholmes.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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Total Building Size	Approximately 42,000 SF on 4.10 ± acres Manufacturing/Warehouse/Lab: 35,000 SF Office: 7,000 SF of air conditioned office space featuring private offices, conference room and kitchen.
Building Construction:	Masonry and Steel
Floors:	4"-6" reinforced concrete
Walls:	Concrete block
Columns:	Steel I beam
Roof:	Built-up insulated metal deck
Year Built:	1956 (with subsequent additions thereafter)
Loading:	Seven (7) Tailboard
Ceiling Height:	12' - 18'
Sprinklers/Fire:	100% Wet system coverage - Security & fire system linked to police/fire dept.
Heat:	Gas-fired central heating system (with gas fired space heaters)
Power:	800 amps, 230 volts, 3 phase, 4 wire - supplied by National Grid
Utilities:	Town Water and Sewer: Gas - supplied by Eversource
Zoning:	Industrial
Taxes:	\$17,219.19 F/Y 2017
Parking:	65 spaces
Sale Price:	\$3,200,000

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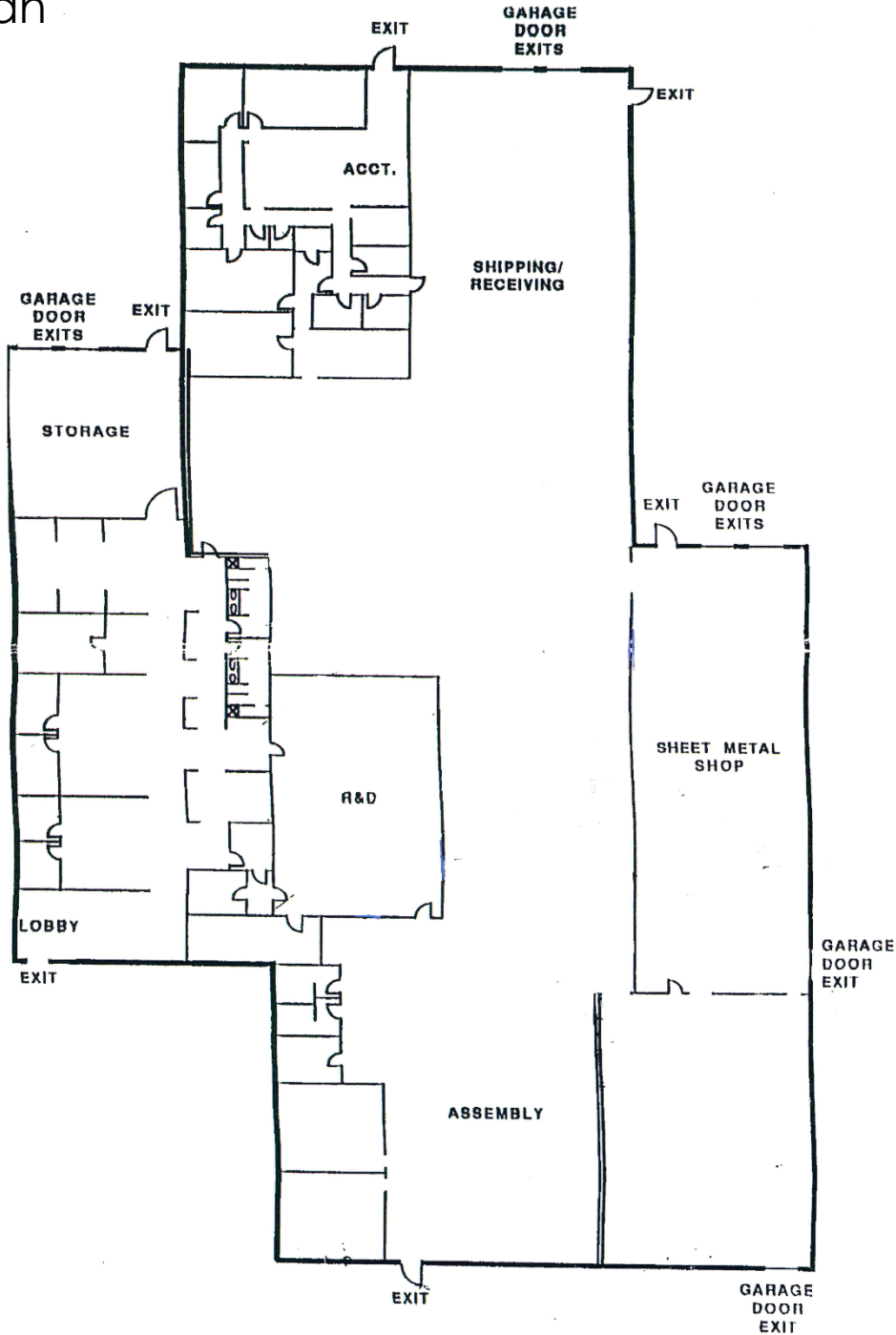


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Floor Plan



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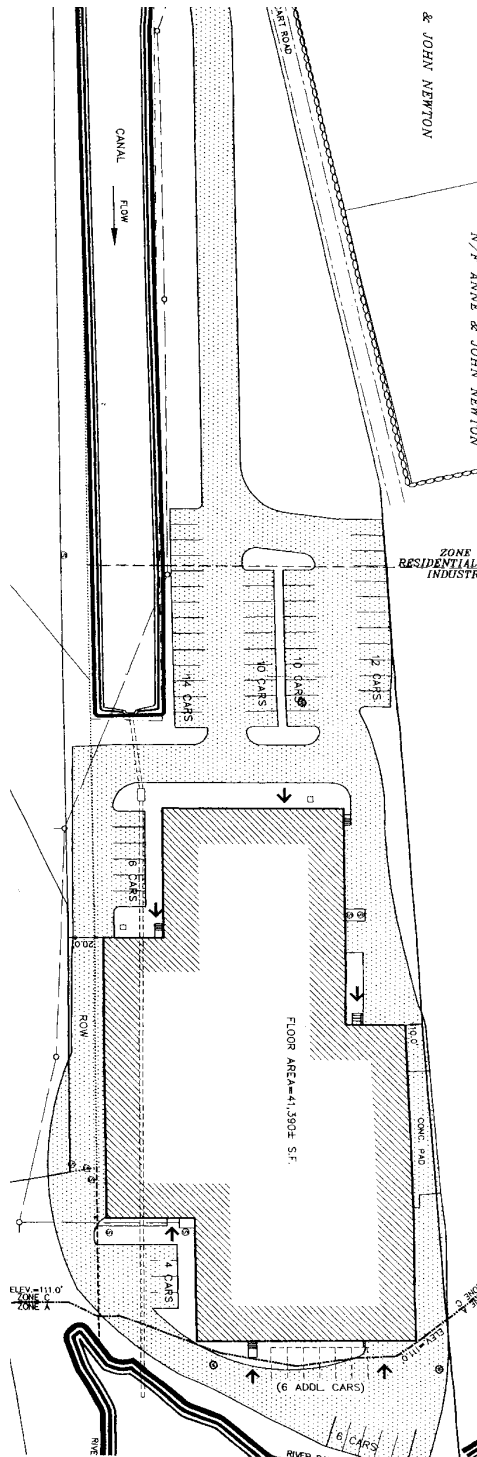
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Proposed Parking Plan



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