



Distribution/Industrial Building

±456,920 SF Available for Lease

28 Millbury Street, Auburn, MA



28 Millbury Street is a two-story, ±456,920 square foot distribution/industrial building that was originally developed in 1972.

The building served as Filene's Basement's main distribution center and has been continually upgraded by Filene's Basement and served as the backbone of their distribution infrastructure.

- Excellent industrial location with superior access to routes I-90, I-290, I-395, 146, 20 and I-84.
- The central location allows tenants easy and convenient access to Greater Boston, Central and Western Massachusetts, Rhode Island, Connecticut, and Northern New England.
- The area has attractive employment demographics for distribution and industrial users.

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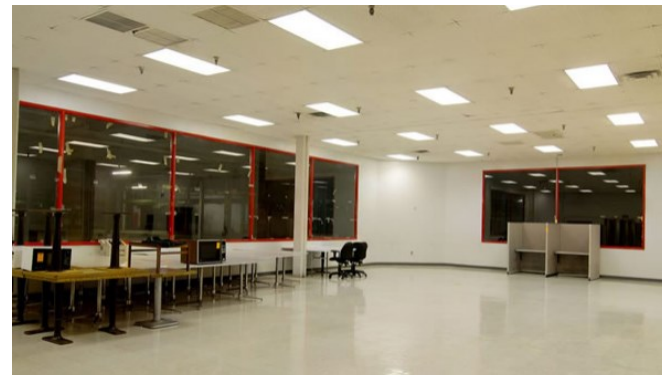


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Building Details



Total Square Feet: ±456,920 SF
Available Square Feet: ±456,920 SF
Office Space: ±15,000 SF
Data Center: Raised floor, fully-air conditioned, onsite data center that is fully backed up by a self-contained, oil-fired 350 KW generator

Cafeteria: 100 Seat Employee Cafeteria
Column Spacing: 36' x 24' on First Floor
36' x 48' on Second Floor
Loading Docks: 43 (33 on 1st, 10 on 2nd, covered live rail loading dock)

Ceiling height: 15' First Floor
16' 5" Second Floor
Roof Type: EPOM system over metal decking w/ 1" perlite insulation

Construction: Steel Frame w/ Concrete
of Floors: 2

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Additional Details

Land

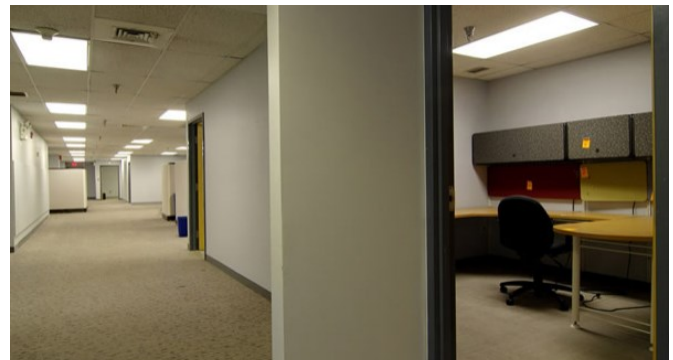
Area:	21.4 Acres
Trailer Storage:	Approximately 80 Trailers
Paved Area:	Yes
Rail on site:	Yes
Parking:	250 Cars

Mechanical Equipment

Office A/C:	Four rooftop cooling units
Warehouse A/C:	None
Sprinklers:	Wet System
Office/Shop Heat:	Natural Gas FHA

Utilities

Sewer (Septic):	On-site leaching system
Water (Public):	Town of Auburn
Electric Service:	480 volt, 1,600 Amp, 3 phase
Elevators:	6,000-pound capacity hydraulic elevator, two light capacity pallet lifts



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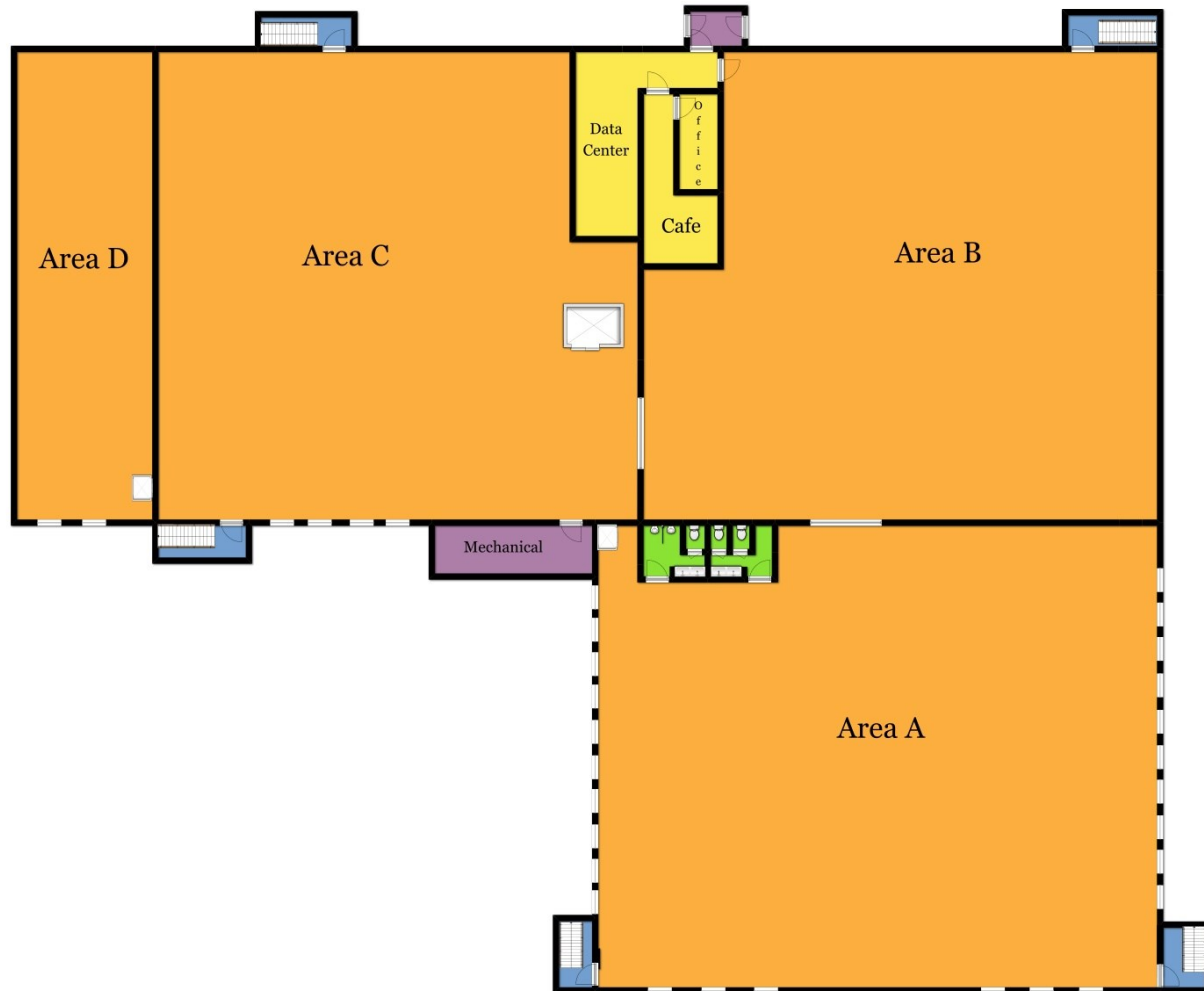
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BUILDING PLAN AND DIMENSIONS: 1st Floor



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Floor Plan: 2nd Floor



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