

## Properties for Lease

1 16 Carleton Dr, Georgetown, MA 01833



### Property Details

|                       |                                     |
|-----------------------|-------------------------------------|
| Total Space Available | 51,000 SF                           |
| Rental Rate Yr        | \$4.99 /SF/Yr                       |
| Min. Divisible        | 51,000 SF                           |
| Max. Contiguous       | 51,000 SF                           |
| Property Type         | Industrial                          |
| Property Sub-type     | Manufacturing                       |
| Additional Sub-types  | Warehouse<br>Distribution Warehouse |
| Building Size         | 83,000 SF                           |
| Year Built            | 1973                                |
| Lot Size              | 261,360 SF                          |
| Features              | Electricity/Power                   |
| Status                | Active                              |

### Property Notes

### Spaces

| #       | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------|---------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 51,000 SF    | \$4.99 /SF/Yr |               |                | NNN        | 12/1/2017   |             |          |

### Property Description

Nordlund Associates is pleased to offer 4 Carleton Drive, Georgetown, MA. The original 12,000 SF industrial facility was built in 1973 and 71,000 SF was expanded/built in 1983/1985. Features include heavy Electric Power (both 480v and 240v) distributed to columns throughout the plant; 6" Natural Gas line; Bridge Cranes - (1) 10 ton and (1) 10 Ton w/ 5 ton hoist; Oversized Grade Level Doors (18' and 20' wide); 2 Loading Docks (with levelers); 20 & 29' Ceilings (at peak); Clear span between columns of 60' (high bay area) and 100' (lower bay area) ; 2,400 SF of existing office space. 51,000 SF is available for lease at end of 2017. Property may also be purchased (83,000 SF +/- on 6 +/- acres with existing tenants and long term leases) Contact broker for more details.

### Location Description

Great Highway Access ! Within 1/4 mile of I-95 (Exit 54 - Route 133).

### Photos



