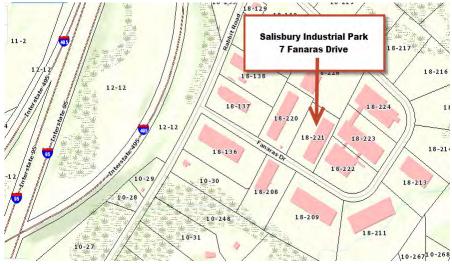
7 Fanaras Drive SALISBURY, MA

FOR SALE \$ 1,960,000





As the exclusive marketing agent for the owner Nordlund Associates is pleased to offer for sale 7 Fanaras Drive, Salisbury, MA.



For More Information:

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NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services

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7 Fanaras Drive

Building Specifications

Total Building Area: 25,100 SF 22,000 SF Footprint (80'x275') + 3,100 SF Mezzanine

Existing Office: 2,560 SF (First Floor)

Production/Warehouse: 19,440 SF (First Floor) + 3,100 SF Mezzanine/Storage

Land Area: 1.77 Acres

Fire Protection: Sprinkler & Fire Alarm

HVAC: HVAC throughout office area

Natural Gas - Modine Unit Heaters in Production/Warehouse

Ceiling Height: 16'-18' +/-

Construction: Steel Frame

Electric: 1,000 AMPS – 3 Phase

Floors: Poured Concrete

Roof: Rubber Membrane

Water/Sewer: Municipal Water/Private Sewer

Loading: (1) – Tailboard Loading Dock (1) Grade Level OH Door

Year Built: 1985 / Expanded in 1998

Zoning: I (Limited Industrial)

RE Taxes: \$ 15,634 / Year

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All partiesmay solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

