

286 UNION STREET | WALPOLE, MA



Available for Sale or Lease
15,564 SF Food Processing Building
Located directly off Route 1
Specialized equipment already in place

contact information

Cathy Minnerly, Executive Vice President | 617 457 3334 | cminnerly@naihunneman.com
Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

NAI Hunneman

Commercial Real Estate Services, Worldwide.

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

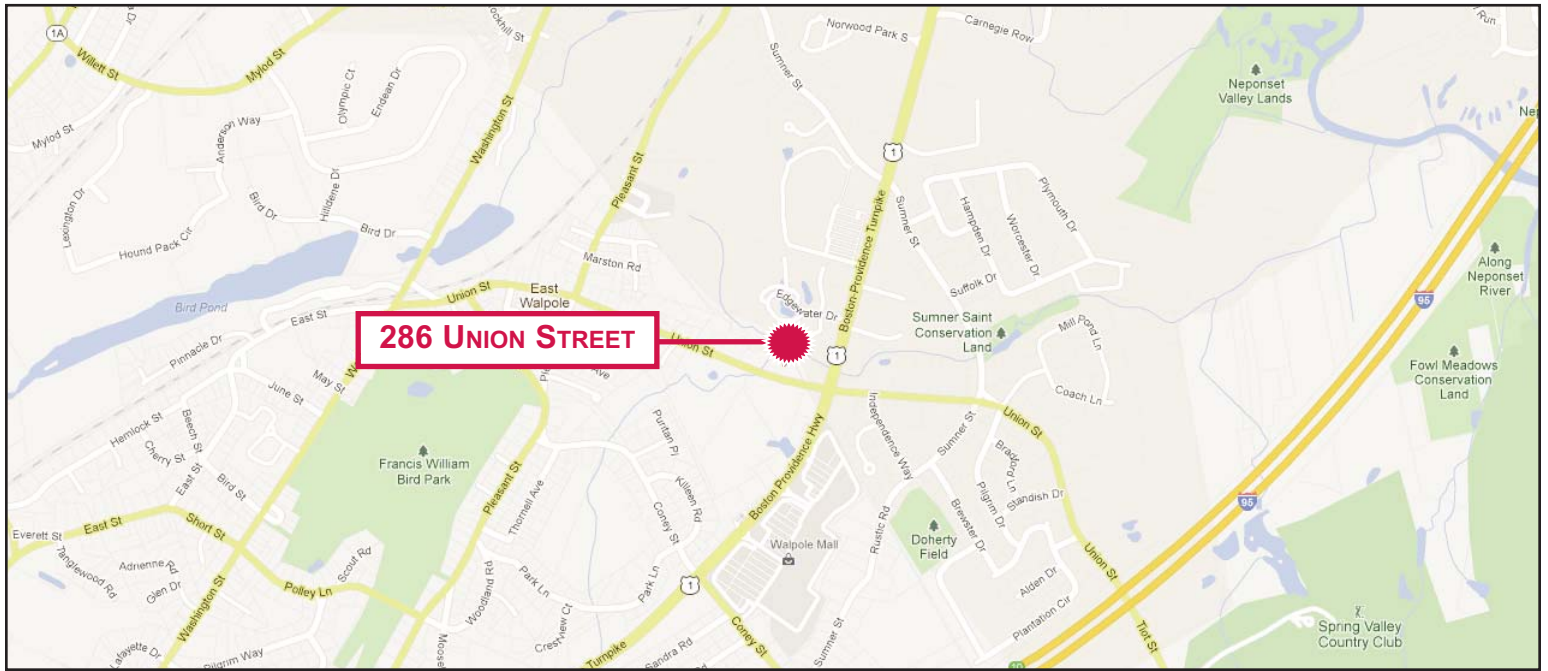
303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

286 UNION STREET | WALPOLE

15,564 SF Food Processing Building

SPECIFICATIONS:

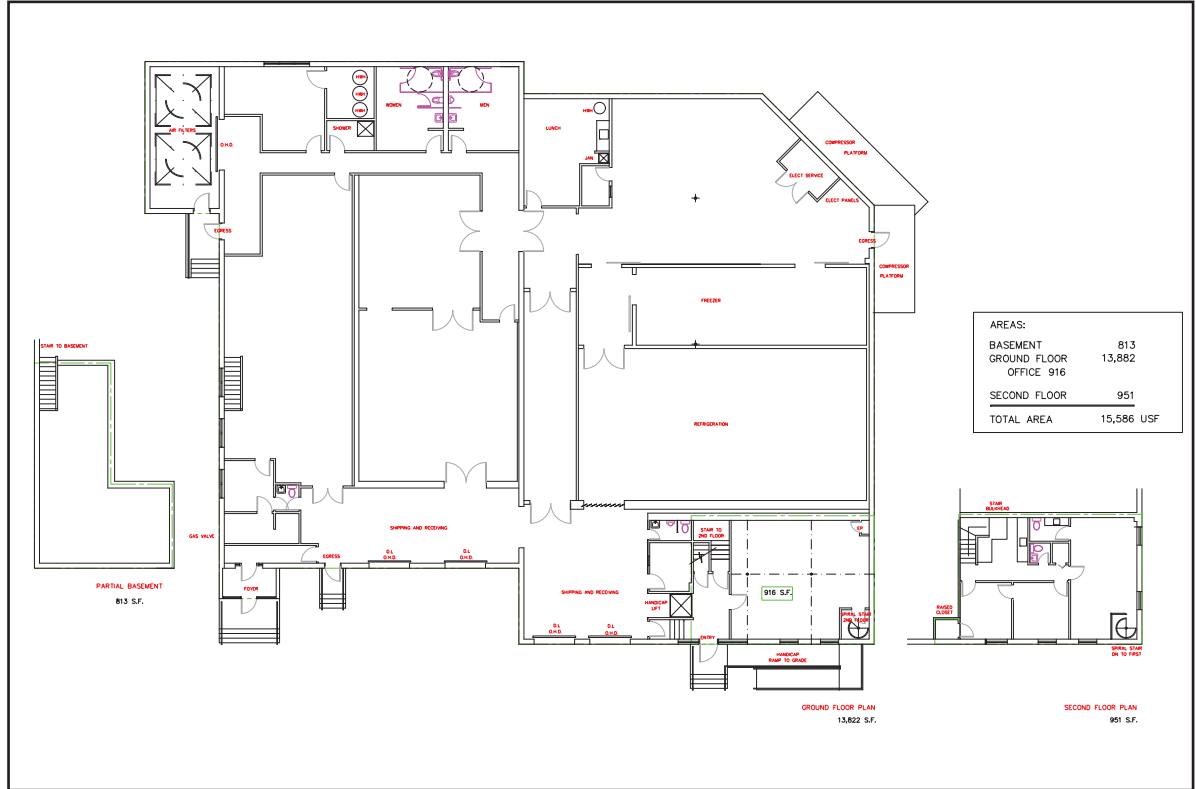
Total SF:	15,564	HVAC	Heat throughout, AC in all offices
Available SF	15,564 SF	Loading	Four (4) tailboard docks with levelers
	Ground floor 13,800 SF	Zoning	Light manufacturing
	2nd floor 951 SF	Parking	+/- 20 spaces
	Basement 813 SF	Power	1,200 amp service
Property Type	Food processing & manufacturing	Utilities	<i>Electricity -</i> <i>Gas -</i> <i>Water/Sewer - Town of Walpole</i>
Land Area	1.5 Acres	R.E. Tax	
Year Built		Available	Immediate
Clear Height	17' in 8,800 SF 8' to 13' in freezers & offices	Lease Rate	TBD
Column Spacing		Sale Price	TBD
Construction		Location	Strategic location on Rt. 1 just minutes from Interstate 95
Sprinklers	Fully sprinklered		
Lighting			



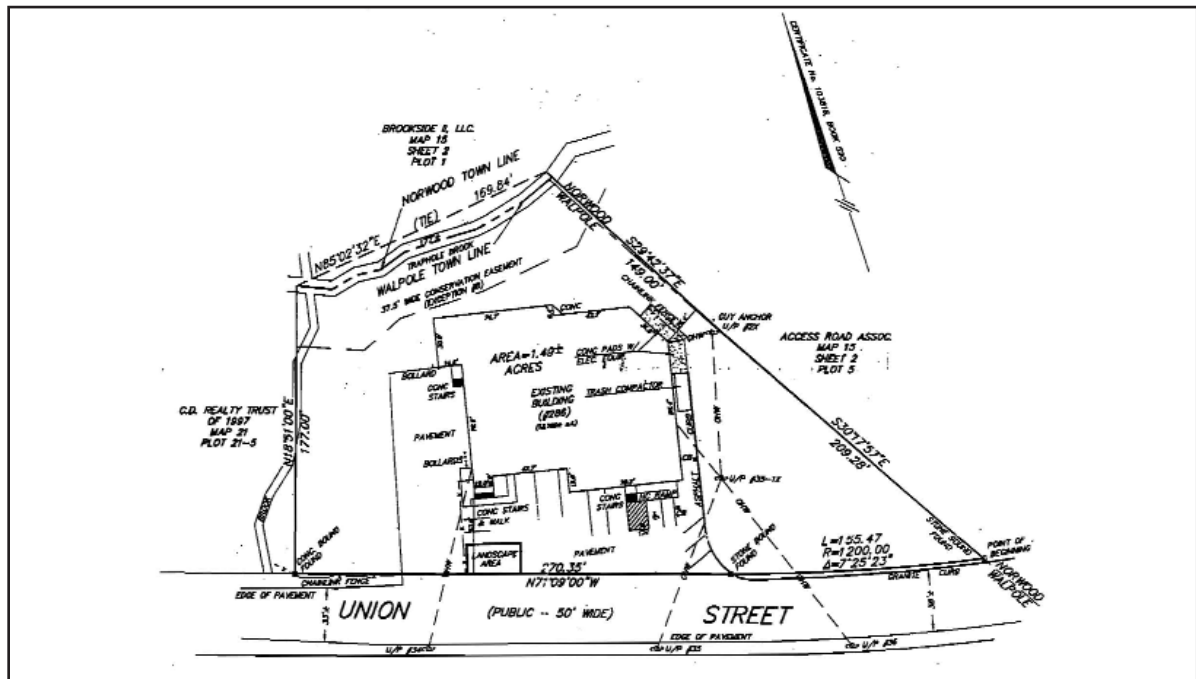
286 UNION STREET | WALPOLE

Available for Sale or Lease

Floor Plan



Site Plan



286 UNION STREET | WALPOLE

15,564 SF Available for Sale or Lease

AERIAL



contact information

Cathy Minnerly, Executive Vice President | 617 457 3334 | cminnerly@naihunneman.com
Ovar Osvold, Associate | 617 457 3222 | osvold@naihunneman.com



Commercial Real Estate Services, Worldwide.

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

303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com