



Prime Space

For Lease

**286 Union Street, Walpole, Massachusetts
Off Rt. 1 across from the Walpole Mall**

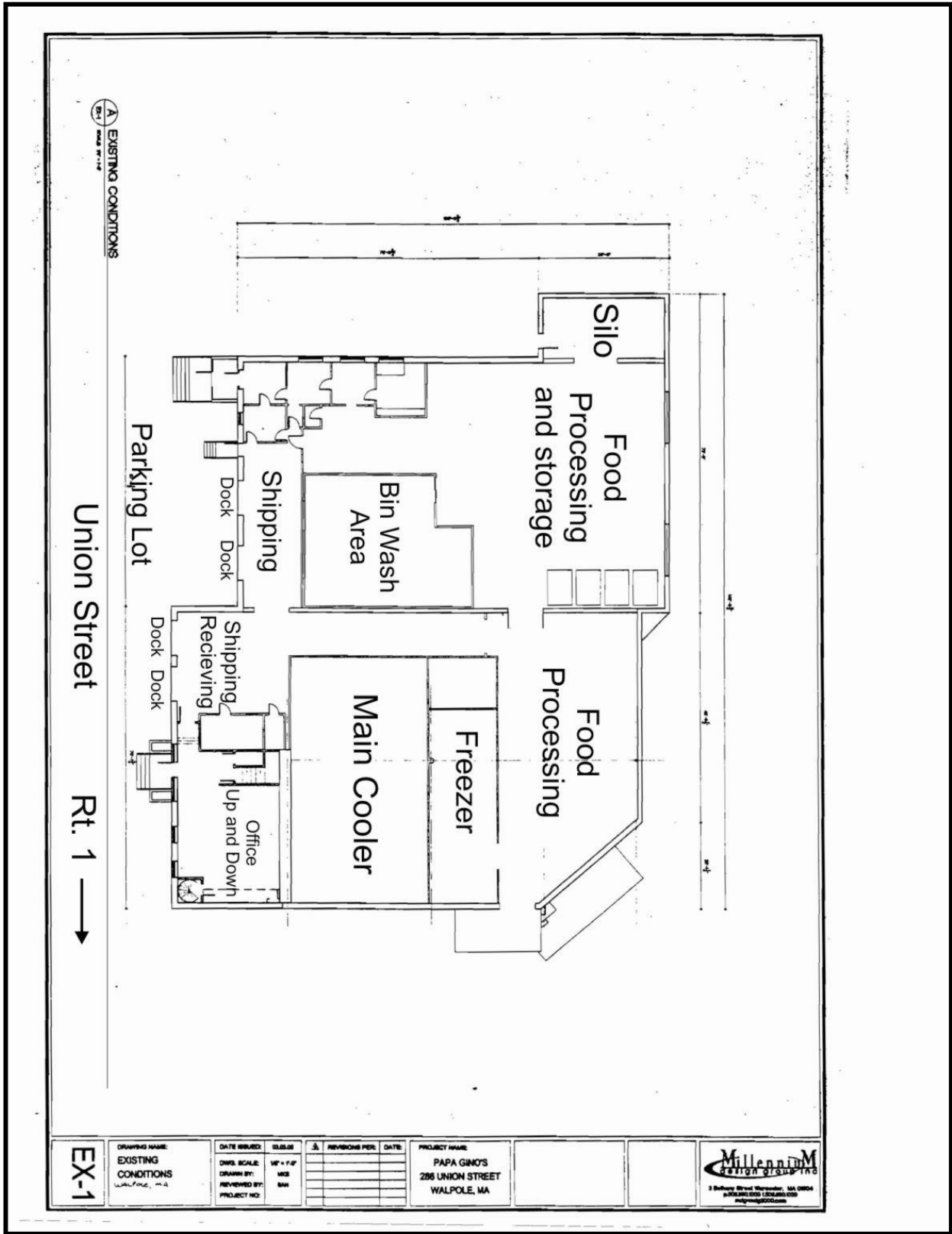


Site Specifications

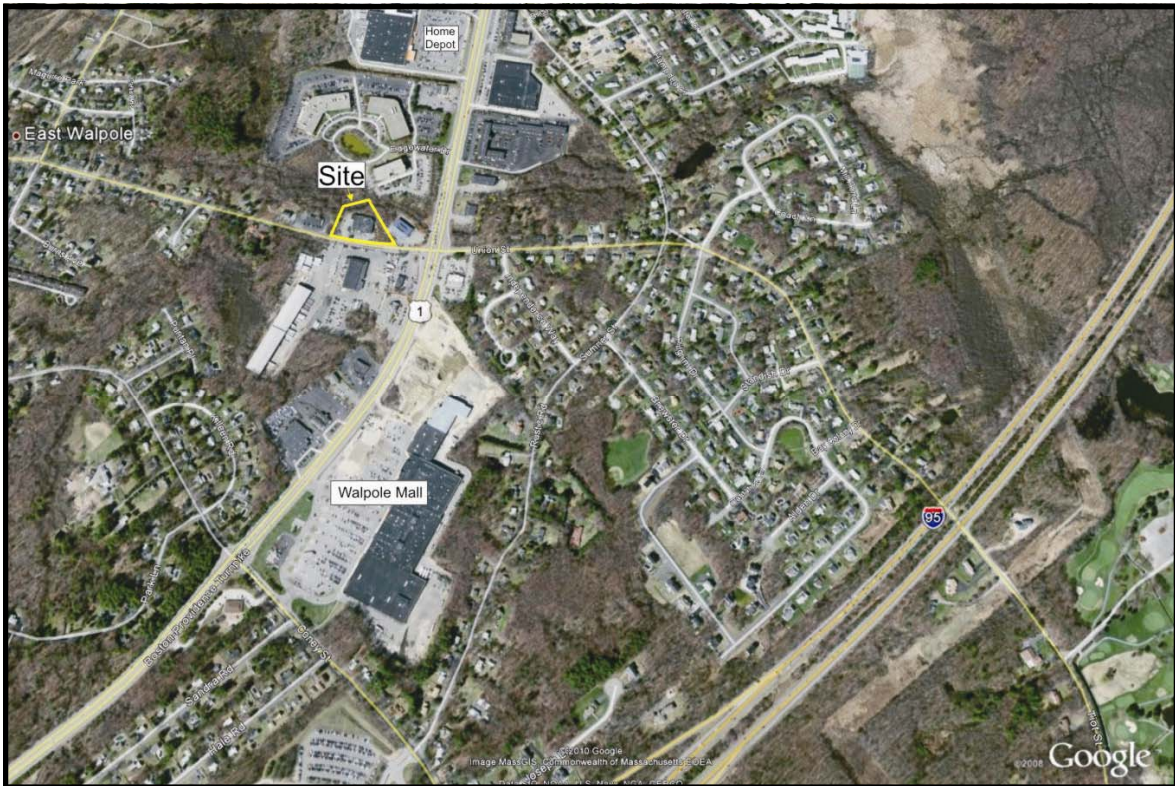
- **Current Use** Food Processing & Manufacturing
- **Lot Size** 1.5 Acres (.80 Acres usable)
- **Building Size** 15,000 Square Feet Total (13,800 1st, 1,200 2nd)
- **Zoning** Light Manufacturing
- **Loading Doors** 4 Tailboard Docks with Levelers
- **Ceiling Height** 17' in 8,800 SF, 8-13" in Freezers and offices
- **Electrical** 1,200 AMP service
- **Sprinklers** Fully Sprinkled
- **Heat & AC** Heat throughout, AC in all offices
- **Parking** 20 +/- spaces

Equipment:

- **Special Equipment** 2 Flour Silos attached to the building
- **Cooler** 2,000 Square Feet
- **Freezer** 800 Square Feet
- **Cooler** 700 Square Feet
- **Food Prep & storage** 8,800 Square Feet
- **Office** 1,200 Square Feet



EX-1	DRAWING NAME: EXISTING CONDITIONS WALPOLE, MA	DATE ISSUED:	DESIGN:	REVISIONS PER:	DATE:	PROJECT NAME: PAPA GIMOS 286 UNION STREET WALPOLE, MA	<p>2 Bellows Street Walpole, MA 02454 PH: 508-845-0000 www.millenniumdesign.com</p>
		DRAWN BY: MSJ					
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		PROJECT NO.:					



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