



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



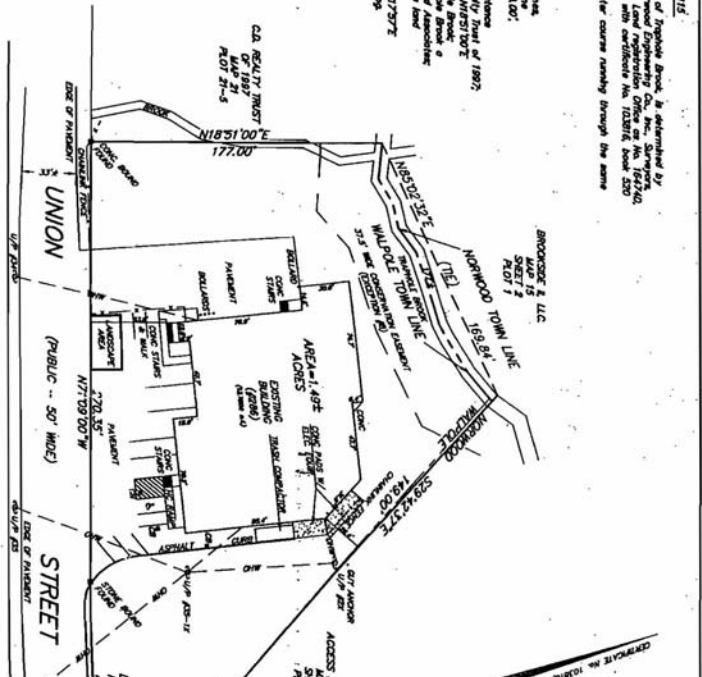
E:\PR\B1899 DAN\dwg\PLANS.dwg (ALTA TAR)



The undersigned hereby certifies to State of America, U.S. Brian J. McLaughlin, P.E. January, 2011. This assurance complies with their respective laws and the law in effect at the time of the recording of this map. The undersigned hereby certifies to State of America, U.S. Brian J. McLaughlin, P.E. January, 2011. This assurance complies with their respective laws and the law in effect at the time of the recording of this map. The undersigned hereby certifies to State of America, U.S. Brian J. McLaughlin, P.E. January, 2011. This assurance complies with their respective laws and the law in effect at the time of the recording of this map.

Existing Legal Description: Sheet 208 Page 115
 Said parcel is shown as lot number 7, which parcel, the lot of Triangle Pond, is delineated by the Land Chart to be recorded as shown on a plan drawn by Norman Engineering Co., Inc., Surveyors, dated October 14, 1968, as approved by said Court, and in the Land Registration Office on No. 164740, a copy of a portion of which is filed in the North Registry District with certificate No. 102816, Book 520. The above described land is subject to the flow of a natural water course running through the same and shown as said plan as Triangle Pond.

New Legal Description:
 BEGINNING at the junction of the Norwood and Walpole Town Lines and parcel being the northerly westerly corner of a lot of Brockton & LLC, bounded by a curve to the right, having a radius of 1203.00';
 THENCE, running still along said Union Street, N77°00'00"E a distance of 270.39' to a concrete foundation and lot belonging to CA Realty Trust of 1987;
 THENCE, running east and facing along said CA Realty Trust Lot N87°57'37"E a distance of 177.00' to a corner of land belonging to Access Road Associates;
 THENCE, running east and facing along said Access Road Associates land a distance of 300.38' to the centerline of said Access Road Associates land;
 THENCE, running still by said Access Road Associates land a distance of 200.28' to Union Street and the point of beginning.
 Said parcel contains 1.492 acres.



GROSS REFERENCE:
 ASSESSORS MAP LOT: MAP 21/PLOT 21.6
 OWNER: BRIAN J. MCLAUGHLIN
 OPENED: 15/10/2011
 CERTIFICATE NO.: 158515
 PLAN REFERENCE: PLAN BY NORWOOD
 ENGINEERING CO., INC., SURVEYORS
 DATED: OCTOBER 14, 1968 FILED IN THE
 LAND REGISTRATION OFFICE, 257 No. 147/140, CERTIFICATE No. 102816, BOOK 520

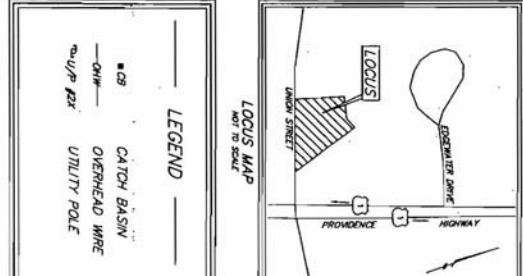
ZONE: LM UNITED MANUFACTURING
 MINIMUM SETBACKS:
 FT. 50 S. 40' E. 25'

PARKING SPACES:
 6 SPACES
 1 HANDICAPPED

PARKING REQUIREMENTS:
 1 SPACE FOR EACH ONE THOUSAND
 SQ. FT. OF GROSS FLOOR AREA ON
 ALL FLOORS

MAXIMUM BUILDING HEIGHT: 40'

MAXIMUM LOT COVERAGE BY STRUCTURES: 35%



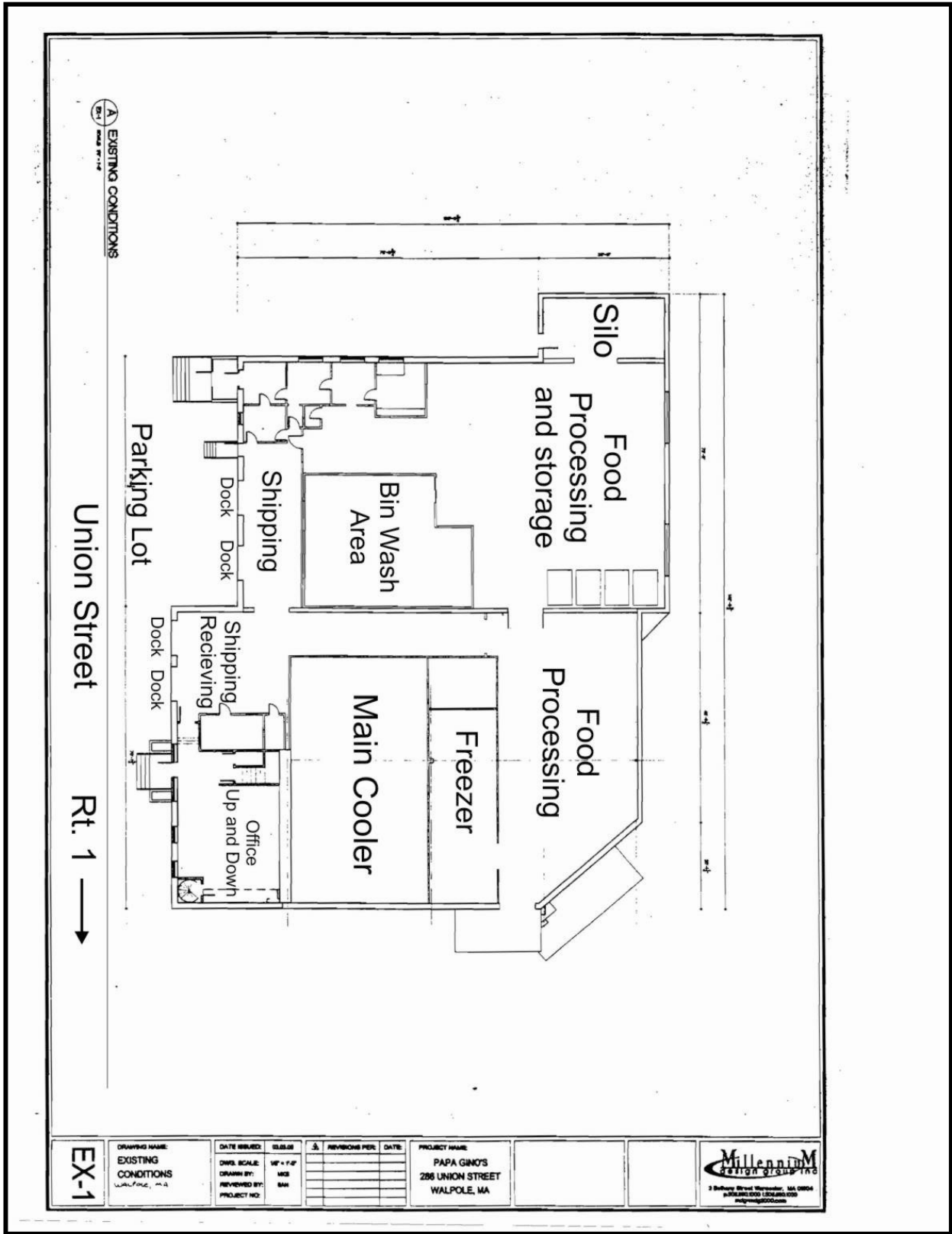
**ALTA/ACSM
 LAND TITLE SURVEY
 IN
 WALPOLE/NORWOOD, MASSACHUSETTS
 PREPARED FOR
 BRIAN J. MCLAUGHLIN**

SCALE: 1"=40'
 FEET: 0 40' 80' 120' 160' 200' 240'

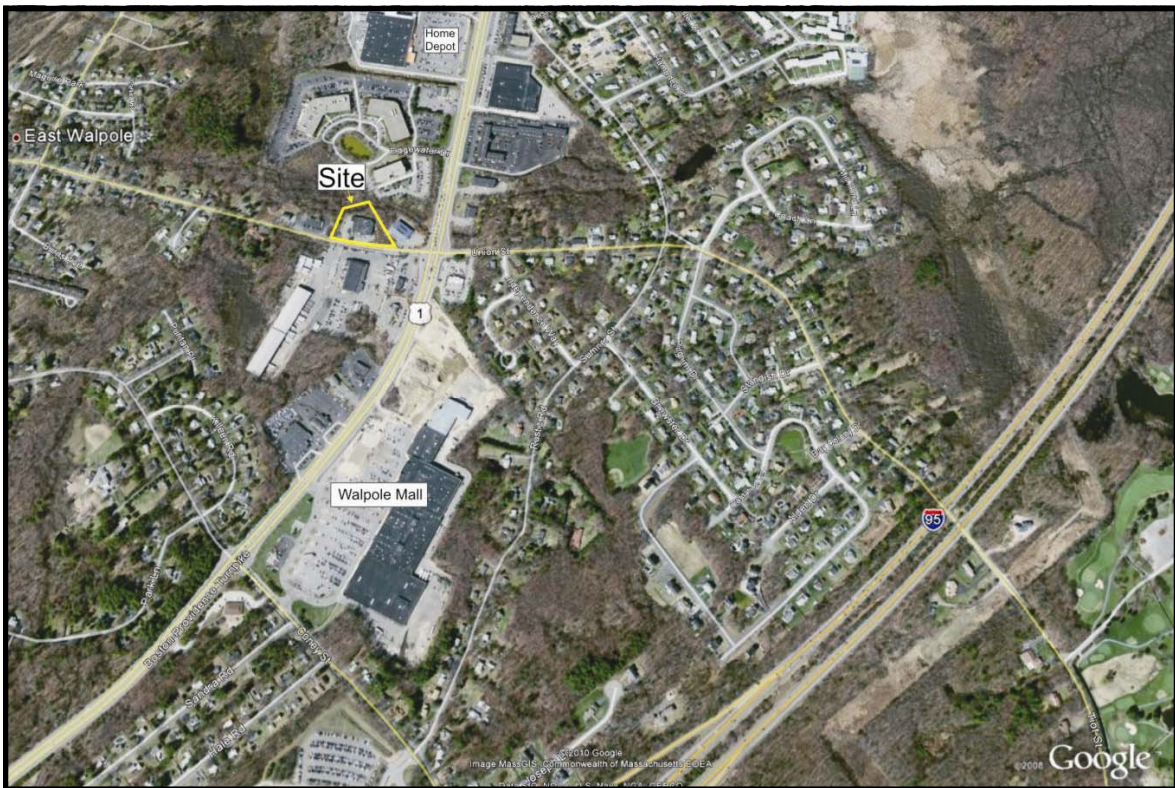
APRIL 24, 2008

HAYWARD-BOYNTON & WILLIAMS, INC.
 SURVEYORS
 CIVIL ENGINEERS
 140 SCHOOL ST.
 BROCKTON, MASS.
 (508) 586-0628

956-3180



EX-1	DRAWING NAME: EXISTING CONDITIONS WALPOLE, MA	DATE ISSUED:	DESIGN:	REVISIONS PER:	DATE:	PROJECT NAME: PAPA GIMOS 286 UNION STREET WALPOLE, MA	 2 Deane Street Walpole, MA 02454 603.885.0000 millenniumdesigngroup.com
	DATE ISSUED:	DESIGN:	REVISIONS PER:	DATE:			
	DRAWN BY: MSE						
	REVIEWED BY: BAH						
	PROJECT NO.:						



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