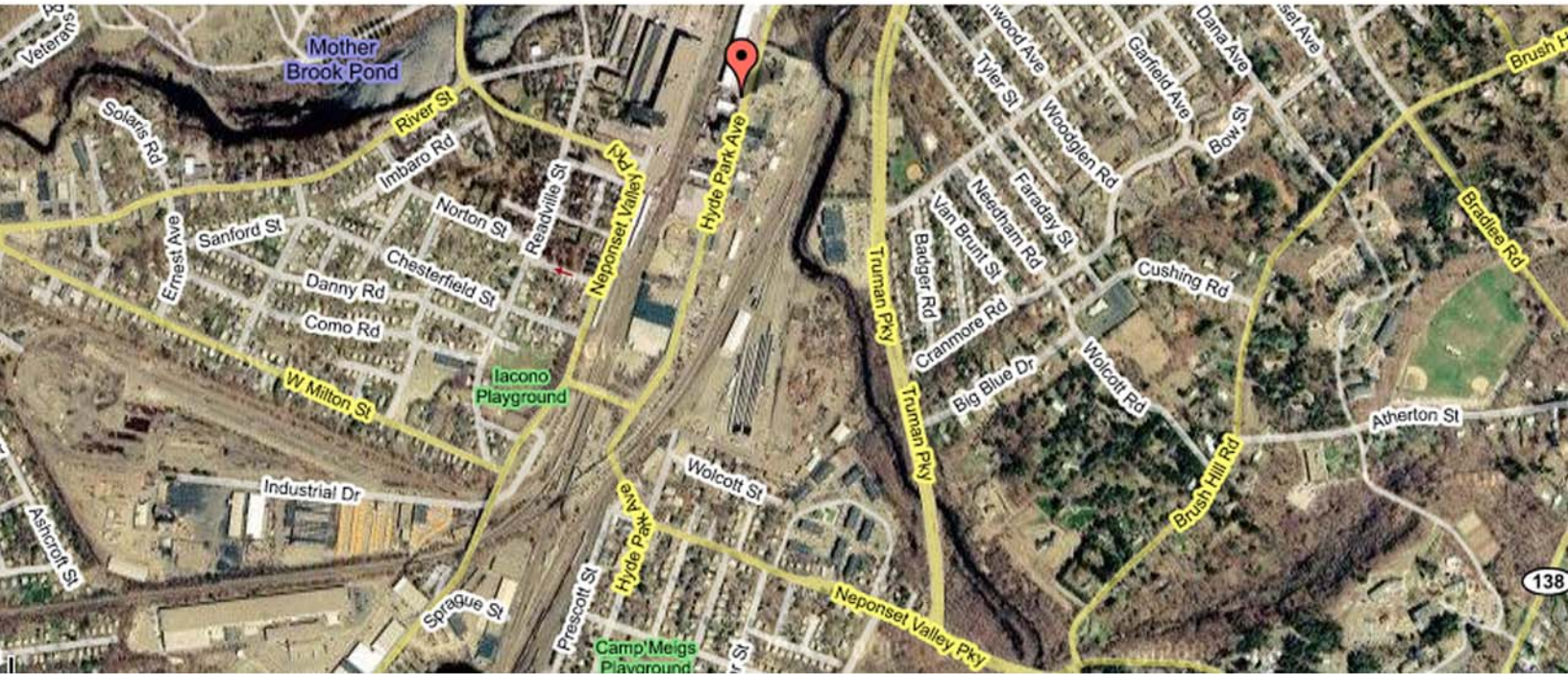


COMMERCIALLY ZONED OFFICE/WAREHOUSE AVAILABLE FOR LEASE



2 Adjoining Spaces in Hyde Park

Boston, MA 02136-2457

- Both properties are zoned for retail, clinic, daycare, as of right
- On site maintenance,
- MBTA bus in front, short walk to commuter rail
- Oil-Water separator
- Handicap toilets, offices and parking
- 100% sprinkler system fire alarms, strobe lights

1. 21,000 SF Warehouse on 33,000 SF of Land,
 - 2,300 sf office space, move-in newly refurbished condition
 - 23 parking spaces
 - 3 loading docks + dumpster
 - 27' high ceilings; drive-in 12' wide, 14' high, only 4 columns
 - \$7.25/SF, NNN (c.a.m. \$1.60)
2. 23,000 SF Land with 500 SF Office
 - \$1.00/sf, nnn if leased w/ bldg., (c.a.m. \$.25)



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