

# 49,500 SF Industrial Space 35 East Main Street, Middleboro, MA



**1.5 Miles to Either Route 495  
Exit 4 or Route 44.**

**Call for Details on this  
New Rehab Project !!**



**Building Size:** 49,572 SF Total Space.  
Office Space - 11,172 SF +/-  
Production Space - 38,400 SF +/-

**Year Built:** 1965

**Zoning:** (GU) General Use &  
(RB) Residence B

**Utilities:** Municipal Water & Sewer, Gas,  
**Electric:** 1,200 Amp, 208 Volts 3-Phase, 4 Wire  
and a 600 Amp, 480 Volts 3-Phase.

**Ceiling Heights:** Vary 8' to 16'.

**Taxes:** \$0.56 SF Estimate 2011.

**Loading:** 2 Tailboards with Expansion, On Grade  
Possible.



**New Owner will Renovate to Suit !**

**For Lease  
Contact:  
Michael Giancola, SIOR  
508.833.5050  
mgiancola@ccim.net**



**Southeast Commercial Real Estate, Inc.  
www.southeastcommercialre.com**



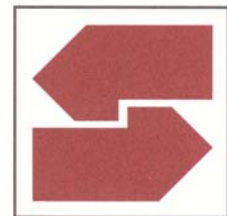
## *OFFERING MEMORANDUM*



142,000 Square Feet of Office & Manufacturing Space

35 East Main Street  
Middleboro, Massachusetts

Presented By  
Michael Giancola, SIOR  
508.833.5050  
mgiancola@ccim.net



SOUTHEAST  
COMMERCIAL  
REAL ESTATE, INC

## Offering Memorandum & Disclaimer

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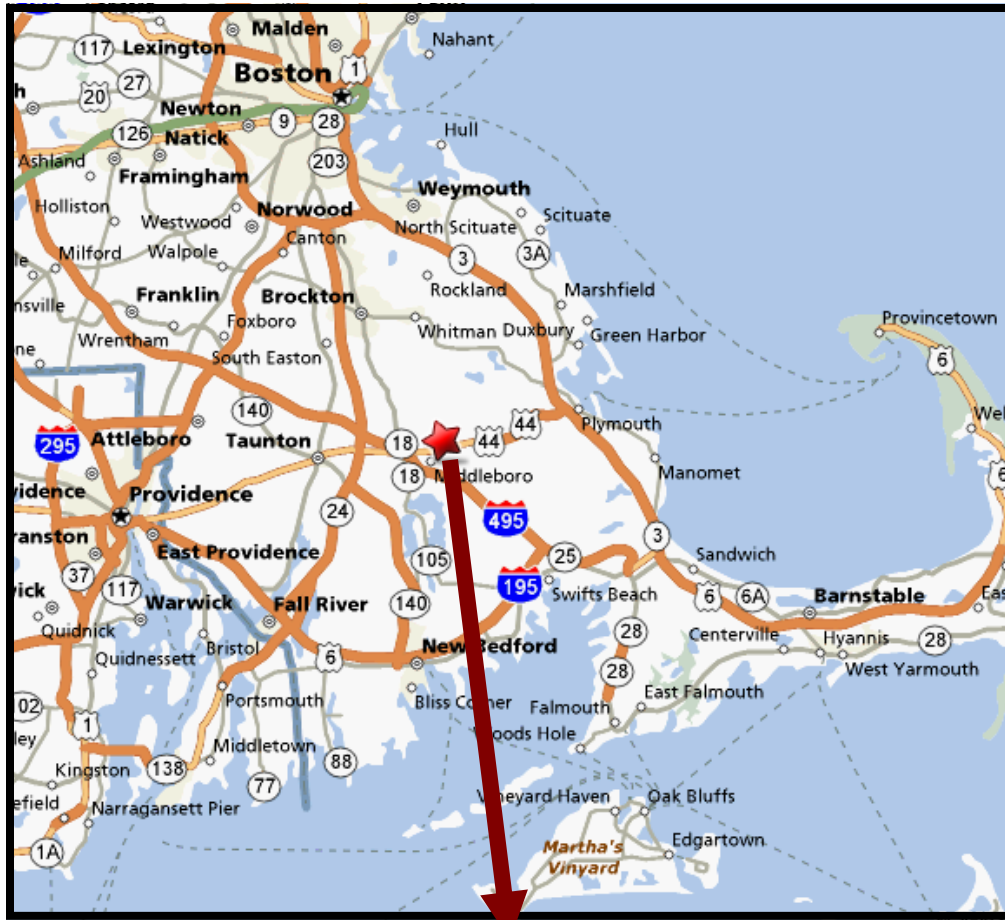
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SOUTHEAST  
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35 Main Street, Middleboro, MA



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### ***Site Information***

The property comprises of a one and two story combination of bar joist and mill building construction containing 142,000 SF +/- . The buildings were reportedly constructed in three phases with the middle section (known as the Star Mill) having been built in 1848. The westerly portion (known as the Walker building) having been constructed in 1910. The easterly section was constructed in 1965. The buildings sit on the 11.06 acre +/- lot which is zoned General Use (GU) with 855' of frontage along East Main Street, (Route 105). There is a narrow right of way abutting the easterly lot line providing access to a residential property to the rear via a bridge over the Nemasket River, which runs through the property along its southeast lot line. The site is also located in a Water Resource Protection District (Zone 3).

The additional site consists of 1.53 acres +/-, with 89' +/- of frontage, it is located across East Main Street from the complex. Zoning here is Residence B (RB) and it has been used as parking for 250 +/- cars.

Both lots are included in the Town of Middleboro's Flood Map # 250275 0025 C, located almost entirely in zones "A" & "B". The lot coverage ratio is 24% of the existing building footprint to the total area for the primary lot. There are six curb cuts on the primary lot with an additional 70 +/- parking spaces.

Both sites are located a .5 mile northeast of downtown Middleboro center, some 1.5 miles southwest of the intersection of Route 105 with Route 44. Approximately 1.5 miles northeast of the intersection of Route 105 with Interstate 495 at Exit 4. Route 44 is the main highway linking Route 3 (the Southeast Expressway) in Plymouth with I-495 in Middleboro. I-495 itself is the outer circumferential highway around Boston linking Cape Cod with I-90 (the Mass. Turnpike) and points north and west.

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## ***Building Information***

### Easterly Building:

Year Built - 1965

Office Area - 11,172 SF (Two Floors)

Production Area - 38,400 SF

Ceiling Height in Office Area - 8'5"

Ceiling Height in Production Area - 16'

Type of Construction - Office Area.

Steel Frame with Glass Panel Windows on a Concrete Slab.

Ballasted Rubber Membrane Roof.

Wet Sprinkler System.

100% HVAC.

Two Stories - Slab on Grade.

Men's Bath on the First Floor.

Women's Bath on the Second Floor.

15 Private Offices, both Floors.

Bullpen Area for 18 +/- Workstations.

Board Room of 425 SF +/-.

Admin Area.

Server Room (was serviced via a T-1 Line from Sprint).

Lunch Room of 820 SF +/-.

Walk In Vault - Second Floor.

Type of Construction - Production Area.

Concrete Block with Steel Frame on a Concrete Slab.

Rubber Membrane (TPO) Roof System on a Concrete Plank Deck.

2 Tailboard 10' high Doors with Levelers.

Column Spacing 30' x 40'.

Suspended Gas Hot Air Heat.

Wet Sprinkler System.



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## ***Building Information***

### Star Building:

Year Built - 1848

Production Area - 47,743 SF (Total Space)  
First Floor - 28,268 SF  
Second Floor - 11,407 SF  
Third Floor - 8,068 SF

Ceiling Heights in Building - 9', 10' & 14'.

Type of Construction -

Brick Exterior with Wood Framing.

Asphalt Shingle & Rubber Membrane Roof.

Wet & Dry Sprinkler Systems.

Low Pressure Steam Heat via a Cleaver Brooks

Oil Fired Boiler, with a 5,000 Gallon UST.

Gas Modine Units in Part of 2nd Floor.

Mens and Womens Restrooms are Located on Both  
the First and Second Floors.

A Hydraulic Freight Elevator Services all Three Floors.

Shipping Dock with 1-10' door with a Leveler.

5 - 10' High Doors Without Levelers.

Floors are Wood with Areas of Metal Plate.



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## ***Building Information***

### Walker Building:

Year Built - 1910

First Floor - 44,465 SF (Total)  
Office Space - 3,976 SF ( Included in First Floor)  
Basement - 6,400 SF

Ceiling Heights in Building - 11.5' & 13'6" .

Type of Construction -

Brick Exterior with Wood & Steel Framing.

Part Tar, Part Rubber Membrane Roof.

Wet Sprinkler Systems.

Low Pressure Steam Heat via a H.B. Smith  
Gas Fired Boiler.

Four Restrooms Service this Building.

Shipping Dock with Sliding Wood Doors at UPS Height.

1- 10' Drive In Door.

Office Area is serviced by HVAC.

Floors are a combination of Concrete Slab and  
Wood with Areas of Metal Plate.



**General Information**

Utilities:

Gas is Supplied by Middleboro Gas, 508.947.1535  
3 - 2" Lines  
1 - 1" Line.  
All Four Lines are High Pressure, 30 to 60 lbs at the Meter.  
Five Separate Gas Meters.

Electric is Supplied by Middleboro Electric, 508.947.3023  
Main Service for Nearly All of the Complex,  
1,200 Amps 208 Volts 3 Phase 4 Wire  
Service for the Walker Building is, 600 Amps, 480 Volts 3 Phase 4 Wire.  
Five Separate Electric Meters.  
One of the Meters is for Seven Street Lights

Water is Supplied by the Town of Middleboro, 508.946.2482  
Domestic Supply 2 - 2" Meters, 1 - 1" Meter.

Municipal Sewer is Supplied by the Town of Middleboro, 508.946.2485  
There is no Information on File Regarding the size of the Discharge  
Pipe(s) as Building Construction Predates Any Building Records.

Middleboro Tax Assessors, 508.946.2419  
2009 Assessment:

Buildings -	\$1,521,100	
Land -	\$ 973,300	(Primary Lot)
Parking Lot Land -	\$ 138,800	(Assessed at a Residential Rate)

2009 Commercial Tax Rate:	\$11.59 per 1,000
2009 Residential Tax Rate:	\$10.93 per 1,000

Environmental Report:

There is an Environmental Report on File. Any Prospective Buyer  
Wishing to Review the Report must Execute an Hold Harmless  
Agreement.

### **Zoning Information**

The Town of Middleboro currently zones the Primary Property as General Use (GU), as designated on the Zoning Map and regulated by the Town Zoning By-Laws as amended. By Section XIII of the By-law, the GU district is "... to permit a variety of compatible uses of land and structures, to encourage planned development of Business and residential uses which protect the Town's water and other resources and to protect the public health, safety and convenience." The dimensional requirements and uses allowed within the General Use District are detailed below.

District	General Use
Minimum Lot Size	60,000 sf (non-res.) 80,000 sf (residential)
Minimum Frontage	75 feet (non-res.) 200 feet (residential)
Minimum Setback	
Front	35 feet (non-res.) 50 feet (residential)
Side	25 feet (non-res.) 10 feet (residential)
Rear	25 feet (non-res.) 10 feet (residential)
Maximum Building Height	42 feet
Maximum Lot Coverage	60%
Minimum Open Space	40%
Minimum Parking	Warehouse - 1 sp./ 1,000 gsf Ind./Manu. - 1 sp./ 600 gsf Office - 1 sp./ 300 gsf

The uses allowed within the General Use zoning district include effectively all uses except house trailer, mobile home or multiple dwelling, as stated in Section IV-C-2 of the By-law. However, a Special Permit is required for all uses other than agricultural uses, outdoor recreational uses, municipal uses, commercial offices, retail sales, warehouse, light manufacturing and facilities for the repair, service or sale of motor vehicles, providing that there is not more than 20,000 SF of gross floor area per lot.

***Financial Information***

The information listed below was supplied by the owner and may not be a complete accounting of the cost associated with operating this facility.

Middleboro Occupancy Expenses

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2009</u>
Fuel Oil	\$ 28,773	\$ 26,222	\$ 32,146	\$ 22,400
Natural Gas	\$ 96,824	\$ 120,280	\$124,032	
Electricity	\$ 106,789	\$ 130,535	\$119,261	\$ 19,875
Water	\$ 5,945	\$ 4,856	\$ 5,402	\$ 800
Real Estate Taxes	\$ 25,594	\$ 25,909	\$ 26,004	\$ 30,417
Janitorial Service			\$ 12,071	
Insurance				\$ 21,880
Repairs & Maintenance				\$ 10,000
Grounds Maintenance				\$ 4,000

The 2009 Numbers are Estimates.

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